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H O U S I N G N E E D S

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M E T R O P O L I T A N T O R O N T O

P L A N N I N G A R E A



A P P E N D I X

7

HOUSING NEEDS IN THE
METROPOLITAN TORONTO PLANNING AREA

APPENDIX

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August, 1968



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INTRODUCTION

The purpose of this Appendix is to present the statistical tables that were developed in carrying out the Housing Needs Study, and to give a concise explanation of how they were developed.

As will be seen from the Table of Contents, the tables fall into four main groups according to the four Housing Market Models that were developed; The 1961 Model, the 1966 Model, the 1981 Model, and the 1971 Model.

The sequence of the tables follows generally the order in which they were developed during the course of the Study. The reason for the inverted order of the 1981 and the 1971 tables will become apparent later.

In preparing the text for this Appendix, an attempt has been made to be both concise and comprehensive, so that the reader may understand the Study technique that was used and the assumptions that were made without having to follow each of the thousands of steps that were taken. The Study took over a year to complete, and as the tables show, involved the collection, development and analysis of tens of thousands of statistics. The tabular material actually used in developing the models comprises on the order of 40 thousand individual figures; and the figures used were in turn based on thousands of other statistics and well over a hundred thousand calculations.

No attempt has been made to explain every detail of the Study; rather, a general explanation is given of each important step which it is hoped will prove sufficient without being tedious. As in almost any study which attempts to break some new ground, innumerable snags were encountered which had not been anticipated, and many blind alleys were explored. Again, the details of these have generally been omitted.

Before discussing the tables, some general comments should be made about the study area and the concept of the unit of housing need

employed in the Study.

As set forth in the Terms of Reference, the Study was to cover the Metropolitan Toronto Planning Area, and provide separate need figures for Metropolitan Toronto proper, and the Fringe Area. But the major part of the factual material on which the study is based came from the Census of Canada, and in virtually every case, the cross-tabulations required were available only for the Census Metropolitan Area of Toronto. The Census Metropolitan Area, or CMA, is similar to the Metropolitan Toronto Planning Area, but does not coincide with it. The CMA excludes Toronto Gore Township which is in the Planning Area, and includes the Towns of Oakville (comprising the former Township of Trafalger) and Milton, which are not in the Planning Area.

Because of this somewhat different area covered by practically all the useful source material, the 1961 and 1966 Models were built for the Census Metropolitan Area, and factors were then developed to determine the proportion of CMA housing need in the Metropolitan Toronto Planning Area, and Metropolitan Toronto proper. For the future however, the basic source material was in the form of forecasts prepared especially for the Study, with totals for the Planning Area, and Metropolitan Toronto. Thus it was possible to prepare the 1971 and 1981 Models for the Study Area, avoiding the need for any subsequent adjustment.

Concerning the units of housing need, the family and the non-family individual have been taken throughout the Study as the units requiring shelter, following the Census definitions of family and non-family individual. Each family and non-family individual is therefore assumed to need a "unit of shelter", whether that shelter be self-contained or not.

This means that the accomodation occupied by lodging families and individuals - i.e. the flat or room which in each case comprises their lodging - is added to the accomodation occupied by the owners and

tenants of dwelling units as defined by the Census, to produce a total number of shelter units, each one occupied by a family or a non-family individual, and all of them taken together accommodating all of the families and individuals in the Study Area.

This universe of occupied shelter units is broken into three components for analysis throughout the Study: the owner-occupied shelter units, the tenant-occupied shelter units and the lodger-occupied shelter units. A lodger shelter unit is therefore a part of the dwelling unit of either an owner or a tenant (as defined by the Census), and the part of such a dwelling unit actually used by the owner or tenant family or individual is considered to be an owner shelter unit or tenant shelter unit as the case may be. Thus the total number of occupied shelter units exceeds the number of occupied dwelling units by the number of lodging families and lodging non-family individuals which exist at any given time.

Two other concepts employed throughout the Study should also be mentioned. The first relates to income, for which the concept of total income (again as defined by the Census) has been used. In the case of families, total family income received by all family members is used; in the case of non-family individuals, the total income of each such individual from all sources is used. The other concept is that of shelter cost, for which a gross definition has been used throughout. In the case of tenant occupied dwellings this definition is equivalent to that of gross rent as defined by the Census, i.e. cash rent plus any additional amount paid for water, electricity, gas and heating fuel. In the case of lodgings it has been assumed that water, electricity, gas and heat are always included in the lodging rent. In the case of owned dwellings, the gross shelter cost includes mortgage interest and principal payments, property taxes, and the cost of water, electricity, gas and heating fuel.

With regard to owners and tenants who rent out a portion of

their dwelling units to lodgers, the lodging rents they receive were treated as a part of their total incomes, and not deducted from their shelter costs.

Certain other definitions have also been used in the study, but it will be more meaningful to describe these when the tables in which they appear are being discussed.

CHAPTER 1THE 1961 MODEL

1961 was the date of the most recent Housing Census available, and this determined the year for which the basic housing market model had to be constructed. The concept of the model is essentially simple: multiple cross-tabulation of all the main market variables, i.e. family size, income, shelter cost and shelter quality. The task was therefore to obtain reliable information on each of these variables, and then to cross-tabulate each with all the others.

The cross-tabulations available from the Dominion Bureau of Statistics were restricted generally to two variables however, but with one notable exception: a three-way special tabulation had been Prepared for Central Mortgage and Housing Corporation, showing family size by total income by gross rent for tenant occupied family households in the Toronto CMA in 1961.

To build the 1961 model, it was therefore necessary to develop comparable three-way cross-tabulations for owners and lodgers, and then to incorporate the fourth variable - shelter quality - creating a four-way cross-tabulation for each of the tenant, owner, and lodger groups.

The first step was to develop a cross-tabulation of size by income for the Census Metropolitan Area. While the income distribution of non-family individuals was available for the CMA, the comparable tabulation for families by size and total income was only available by counties or census divisions. Since the Toronto CMA includes parts of four counties - York, Peel, Halton and Ontario - this required an involved set of calculations to combine, with appropriate weighting; the respective family size and income distribution characteristics of each of these county components into an estimate for the CMA. The result is presented in Table A-1.

The next step was to break this family-size-by-income universe down into the respective tenant, owner, and lodger components. The tenant cross-tabulation for families was available from DBS in the three-way cross-tabulation mentioned above. But the income distribution of tenant non-family individuals again required a complex series of deductions from the clues given in other Census tables, and the preparation of an estimate based on these. The resulting distribution of size by income for tenant families and non-family individuals is given in Table A-2.

Table A-3 for owners and lodgers combined, was then obtained by deducting table A-2 from table A-1.

To break down Table A-3 into the owner and lodger components, again proved a most difficult task, requiring first the separate deduction from other Census tables of the respective size and income distributions, and then the preparation of an owner and a lodger cross-tabulation matrix relating size to income within the constraints imposed by the deduced totals, and reflecting an estimated difference in skewness between the owners and lodgers. The skewing of the matrices was done separately for the families and non-family individuals in each case, for which significantly different indications had been obtained by deduction; this narrowed the range of possible skewing variation to that possible within the overall owner and lodger matrix. While an element of judgement was involved in the final determination, the degree of possible error is restricted. The results are presented in Tables A-4 and A-5. These complete the cross-tabulations of size by income for 1961.

The next area of concern was shelter costs. Again, in the case of tenant families the shelter cost distribution was already available and cross-tabulated with both size and income in the special tabulation which had been obtained from DBS. Shelter costs for tenant non-family individuals were obtained by deduction from other Census tables. The tenant size by shelter cost tabulation is given in Table A-6. It will

be noted that monthly shelter cost categories are used, whereas annual income categories were used in the preceding set of tables. As each was considered the most easy for the reader to visualize, this use of monthly cost categories and annual income categories has been adhered to throughout the Study. The only difference which will be noted in later tables, is the further breakdown of the \$150 - plus shelter cost category which became necessary with rising costs in the later models.

To obtain reliable distributions of shelter costs for lodgers and owners required several steps. The lodging rents were tackled first. The basic approach used was to obtain a sample survey of 378 asking rents from the classified advertisements of Toronto newspapers published in the months of April, May and June 1961. This sample was then augmented by the results of a sample survey which had been conducted by the Family Service Association, covering larger families for which the classified advertisement sample was felt to be deficient. Further weighted allowances were then made for two other factors: the reduced or free lodging rents which may be established when the lodger or lodging family is related to the household head; and the free lodging ususally provided for domestic servants who live-in. The weighting for these latter components was determined from numerous clues available in other Census tabulations. In each of the above samples, it was possible to obtain an estimated size distribution of the lodging families along with the corresponding lodging rent distribution, producing an overall tabulation of size with shelter cost. This was then expanded to the known lodger universe. The results are given in Table A-7.

For owner costs, the problem was more difficult. The Census provides no information on the amount of mortgage principal and interest payments or property tax payments, and obviously some other source of information had to be found. After the exploration of several alternatives which had to be ruled out because of the limited Study budget, it was determined that special hand tabulations could be obtained from DBS of the required information from two sample surveys of Urban

Family Expenditures which had been undertaken in 1959 and again in 1964. The sample used in each of these surveys had been large enough in the Toronto CMA for DBS to publish the results in the form of a detailed expenditure breakdown. The number of home owners in the samples - 95 and 212 respectively - was not as great but was deemed sufficient for the purposes of the study since only the sample information on family size and shelter costs was to be used. Admittedly, the 1959 owner sample was smaller than would have been desired, but in the circumstances no feasible alternative was available; and it was considered unlikely that any possible distortion resulting from the small sample would greatly influence the study findings, since they are concerned with the relationships between family size and shelter cost rather than the absolute figures. In addition, the technique used was to obtain the 1961 owner shelter cost distribution by interpolating the 1959 and 1964 distributions as given by the two DBS samples, so that the larger 1964 sample size would help to compensate for the smaller 1959 sample. The interpolation was done in the light of the overall 1959 to 1964 change in the DBS Consumer Price Index for owned housing. The results are presented in Table A-8. The gaps appearing in this table for certain family size and shelter cost combinations reflect corresponding gaps in the sample material. Because the subsequent use of the tabulations in the model is to determine the numbers paying shelter costs within and beyond their incomes according to a standard scale, such gaps are not likely to seriously distort the Study findings provided the general distribution of costs for a size category is reasonably representative of the market situation: the sample information is considered sufficiently representative for this purpose.

Table A-9 combines the three preceding tables into an overall cross-tabulation of size by shelter cost for all non-family individuals and families in the CMA. Table A9(2) is in effect a sub-total table, giving a comparable picture for the owners and tenants combined, for purposes of comparison with the 1966 model. This completes the size by

cost tabulations for the 1961 model.

The next 24 tables present the three way cross-tabulation of family size by income by shelter cost, for tenants, then lodgers, then owners. Again, the tenant family tabulations were available from the special tabulation which had been obtained from DBS; they are simply reprinted here in a somewhat different tabular layout than the original, in Tables A-10 through A-17

Preparing the lodger and owner tabulations in this series however, proved to be one of the most difficult and time-consuming tasks in the Study. Several possible techniques were tried and discarded until a method was developed involving the cross-multiplication of the percentage distribution of income by the percentage distribution of shelter costs for each size category, to produce a cost-income matrix for that size category. For example, if 5% of family incomes are in the \$1,000 - \$1,999 category, and 7% of family shelter costs are in the \$120 - \$129 a month category, the product of these two %'s = $\frac{5 \times 7}{100 \times 100} = \frac{35}{10,000} = 0.35\%$. This % of the total number

of families would then be taken to give the number of families with incomes between \$1,000 and \$1,999 and also paying shelter costs between \$120 and \$129 a month.

While testing proved this to be a workable technique, concern was felt that it might introduce an element of distortion through the fact that being a "flat" cross tabulation, it would show no skewing in the relationship between income and shelter cost. (A skewed distribution of a single variable is one that is not symmetrical. A skewed matrix of two cross-tabulated variables has higher values in two diagonally opposite quadrants, and correspondingly lower values in the other two quadrants, as compared to a "flat" cross-tabulation as described above).

To determine the importance of this, a series of tests was performed on the tenant three-way cross tabulation which had been obtained from D.B.S. First, a CH1 - square test was performed on the rent-income data for 4-person families, with a resulting CH1 - square of 4,816.76, indicating that the actual data deviates considerably from the expected values of a "flat" cross tabulation. But in terms of the OHC scale, some of the skewing has the effect of increasing rather than decreasing the number of families paying rents beyond their incomes, so that the net decrease in the proportion paying beyond the OHC scale (as compared to the proportion obtained by applying the OHC scale to the theoretical distribution) would be expected to be more nominal. A second test was therefore carried out to determine if this was so, using the 1961 tenant family data for all sizes combined and applying the OHC scale first to the actual figures and second to the theoretical values obtained by the mechanical method of "flat" cross tabulation. (The method of applying the OHC scale is described on page 12 below). The resulting proportions paying beyond income were found to differ by only 2.6 percentage points, the actual being 40.94%, the theoretical 43.54%; the numbers of families involved were respectively 48,727 and 51,822 out of the total of 119,022. A difference of this order was considered well within a reasonable range of tolerance for a study of this type.

From these tests it was concluded that the major part of the skewing actually encountered is in the size-by-income, and the size-by-shelter-cost tabulations, with only a relatively small amount of residual net skewing evident in the cost-income tabulations for the various size categories. In the light of this, it was concluded that so long as the size-income and size-cost tabulations are properly skewed, the remaining cross-tabulation of cost by income could be carried out according to the above technique without introducing significant distortion into the Study results.

A very large number of calculations was still required to apply the technique however, and at this point in the study it was decided that the use of computer facilities was essential if the Study was to be completed in a reasonable length of time. The computer programme

required to apply the above technique was therefore worked out with the help of an experienced programmer, and the thousands of calculations required to produce tables A-18 through A-33 were then carried out on a computer.

The three-way cross tabulation tables A-10 through A-33, therefore provide a comprehensive picture of the family size, income and shelter cost relationships of the Toronto CMA housing market which has never been available before, and which is regarded as essential to any thorough study of housing needs in this area.

The remaining variable of concern to the Study is housing quality; but before attempting to determine this and cross tabulate it with the other variables, it was essential to develop a simplified summary of the complex tabulations which had been developed so far, in order that the size of the final model might be kept within manageable and understandable limits. This was done in two ways, first by summarizing the twelve income categories into three: a low, a middle and a high income range; and second, by reducing the complex cost-income relationships to two categories: shelter cost within income, and shelter cost beyond income.

In determining the income ranges, it was decided that the low-income category should correspond to that served by public housing. For this purpose, the effective income cut-off point for tenants of Ontario Housing Corporation units in the Metropolitan Toronto Area was determined and applied to the families of three or more persons as of 1966. For the non-family individuals and two-person families the effective upper limit for the low income range was determined in the light of the Guides for Family Budgeting published by the Social Planning Council of Metropolitan Toronto. This gave an upper limit for the whole low-income range as of 1966. It was necessary that the income ranges to be used should be comparable throughout the Study period i.e. from 1961 to 1981, and accordingly the next step was to

express this upper limit of the low income range for 1961 in terms of constant 1966 dollars. Thus, because of the relatively greater buying power of the 1961 dollar, the upper limit of the low-income range in 1961 would be represented by fewer 1966 dollars.

To determine the upper limit of the middle-income range, it was decided that this should be set at a level above which it could be safely assumed that no family or non-family individuals would require any public assistance of any kind in securing adequate housing accommodation within their income. The determination of this line was again made in the light of the data contained in the Guides for Family Budgeting of the Social Planning Council. The resulting limits for the three income ranges in 1961 and 1966 are presented below:

	<u>Individuals</u>	<u>Family Size</u>						
		<u>Two</u>	<u>Three</u>	<u>Four</u>	<u>Five</u>	<u>Six</u>	<u>Seven</u>	<u>Eight-Plus</u>
		\$	\$	\$	\$	\$	\$	\$
Upper Limit of the Low Income Range								
1961	2496	3328	5214	5214	5214	5214	5214	5214
1966	2700	3600	5640	5640	5640	5640	5640	5640
Upper Limit of the Middle Income Range								
1961	5546	7395	8504	9521	10446	11278	12017	12942
1966	6000	8000	9200	10300	11300	12200	13000	14000

For the determination of the numbers paying shelter costs within and beyond their incomes, a standard of measurement was required. The rent-to-income scale used for determining rents in public housing projects of the Ontario Housing Corporation, presented itself as the most useful standard available. Despite some doubts about the value of this scale for study purposes - doubts which are discussed in the main report of the Study - it was concluded that it should be used, but that the results of applying a different scale should be tested in the 1966 model. It was realized that the question of rent-to-income scales deserves a study unto itself, and it was concluded that the

resources of the present study would not permit the exploration and possible development of one or more new scales based on sound, supporting evidence.

The Ontario Housing Corporation rent-to-income scale was therefore used in the 1961 model to reduce the complex relationships between incomes and shelter costs to two categories, within and beyond income. The OHC scale is set out in the accompanying table.

It should be noted that the rents in this scale relate to serviced accommodation including heat, hot and cold water, stove and refrigerator. The scale is the one currently in use (having been revised early in 1967): it has been applied to all the models in order to give a comparable picture of the within and beyond income categories over time, in terms of a current standard.

It should also be noted that since the scale can be expressed as a ratio of shelter payments to income, it tends to adjust automatically for inflation or deflation, because the changing value of the dollar over time affects both costs and incomes simultaneously. For this reason, it was deemed appropriate to use the same scale in each of the models. Admittedly however, the subjective burden represented by a given share of income for shelter can change over time, with a change in total real income, or in the relative cost of other items in the budget, or with changing expectations. In fact the D.B.S. Family Expenditure surveys show that the average ratio of shelter cost to income has actually shifted over time as people have in fact changed the proportion of their income that they spend on shelter. Insofar as they get used to such a change and come to accept it, it may be that the burden of the new ratio is felt as neither more nor less onerous than the old. Nevertheless it is not possible to adjust objectively for such subjective changes, and using the same scale throughout the study period was considered the only feasible approach. It is felt that this should not materially affect the main conclusions of the Study.

In applying the scale, the income level which according to the scale could just afford to pay the mid-point of each shelter cost category was determined, and this income level was used to split all the income recipients falling in that shelter cost category into those where the cost was within their incomes, and those where the cost was above or beyond their incomes.

The scale was thus applied, along with the summarization of the twelve income categories into the three income ranges, to produce the series of tables from A-34 through A-58. These tables show family size by income segment, according to whether the cost of shelter is within or beyond income according to the OHC scale. Again, while the application of the income ranges and the rent-to-income scale were worked out and tested for the 1961 tenants on a desk calculator, the larger number of calculations involved required the preparation of computer programmes for subsequent application to the owners and lodgers for 1961, and for

THE O.H.C. SCALE

GRADUATED MONTHLY RENTAL SCALE FOR FULLY SERVICED
ACCOMMODATION IN PUBLIC HOUSING PROJECTS

Family Income \$	Rent \$	%	Family Income \$	Rent \$	%	Family Income \$	Rent \$	%
up to								
192	32	16.7	320	76	23.8	448	119	26.6
196	33	16.8	324	77	23.8	452	120	26.6
200	35	17.5	328	78	23.8	456	122	26.6
204	36	17.7	332	80	24.1	472	128	27.1
208	37	17.8	336	81	24.1	476	130	27.3
212	39	18.4	340	82	24.1	480	131	27.3
216	40	18.5	344	84	24.4	484	132	27.3
220	42	19.1	348	85	24.4	488	133	27.3
224	43	19.2	352	86	24.4	492	135	27.4
228	45	19.7	356	88	24.7	496	136	27.4
232	46	19.8	360	89	24.7	500	137	27.4
236	47	19.9	364	91	25.0	504	139	27.5
240	48	20.0	368	92	25.0	508	140	27.5
244	50	20.5	372	94	25.3	512	141	27.5
248	51	20.6				516	143	27.7
252	53	21.0	376	95	25.3	520	144	27.7
256	54	21.1	380	96	25.3	524	146	27.8
260	56	21.5	384	97	25.3	528	147	27.8
264	57	21.6	388	98	25.3	532	149	28.0
268	58	21.6	392	100	25.5	536	151	28.2
272	59	21.7	396	101	25.5	540	153	28.3
276	61	22.1	400	103	25.7	544	155	28.5
280	62	22.1	404	104	25.7	548	158	28.8
			408	106	25.9	552	161	29.1
284	63	22.2	412	107	25.9	556	164	29.5
288	65	22.6	416	108	25.9	560	168	30.0
292	66	22.6	420	109	25.9	561 & up		30.0
296	67	22.6	424	110	25.9			
300	69	23.0	428	112	26.2			
304	70	23.0	432	114	26.4			
308	72	23.4	436	115	26.4			
312	74	23.7	440	117	26.6			
316	75	23.7	444	118	26.6			

The monthly rent shown opposite income applies until the next income change shown. Services included in the rent are heat, hot and cold water, stove and refrigerator. Where all these services are not included, the rent would be less.

Family Income is the aggregate gross income, in whatever form received, of all members of the family, or of an individual, where applicable, excluding:

- 1) Earnings of children in regular attendance at recognized educational institutions; funds for tuition such as scholarships, bursaries and contributions from non-resident family members;
- 2) Living out or travelling allowances of the family head; casual and/or part-time earnings of a spouse up to \$250.00 per annum;
- 3) Earnings in excess of \$75.00 per month of all members of the tenant family other than the family head or spouse;
- 4) Capital gains, such as insurance settlements, inheritances, sale of effects;
- 5) Family Allowances.

all groups in 1966.

The 1961 model had now been constructed except for the matter of shelter quality. This again proved to be a considerably more difficult task than had been envisioned when the Study programme was designed. In the Study design, only a simple breakdown of shelter quality into adequate and inadequate categories was proposed. But by the time this point in the Study was reached, it was concluded that inadequate shelter should be further broken down according to the kind of action that would be required to overcome the various inadequacies. Four such inadequacy categories were developed as the least number which would be useful for the determination of housing policies. These four categories may be summarized as follows:

1. Inadequacy due to poor structural condition, either alone or in combination with overcrowding
2. Inadequacy due to poor condition and occupancy by two or more families, either with or without overcrowding.
3. Inadequacy due to occupancy by two or more families, either with or without overcrowding.
4. Inadequacy due to overcrowding alone.

The reasons for the choice of these particular categories are discussed in the main report of the Study.

Having determined the inadequacy categories, the next step was to determine the total number of shelter units falling in each category. It proved possible to do this with a minimum of estimation required, using the indications provided by several Census tabulations. The results are presented in Table A-59.

This set the stage for the final step in the building of the 1961 model: the cross tabulation of each inadequacy category with each of the other variables.

Information from various Census tables provided numerous clues as to the probable relationships, but the most useful were available

only for wage-earner household heads. A technique was therefore developed to estimate the probable transposition required in these tables to make them representative of all families and individuals. On this basis, separate estimates were then prepared for the owners and tenants on the one hand and the lodgers on the other, in housing of each of the four inadequacy categories, indicating separately their probable family-size distribution and their probable distribution among the three income ranges. The respective size and income distributions were then cross-tabulated in each case, using the computer technique which had been developed for the cross-tabulation of incomes and shelter costs. The results are given for owners and tenants in Tables A-60 through A-63, and for lodgers in tables A-64 through A-67.

While the results appear reasonable, and the estimating range was in each case considerably narrowed by known figures, it is apparent that these relationships between shelter quality and the other variables lack the relatively firm basis of the other relationships in the model. Thus, while the total number of shelter units shown in each inadequacy category should be quite reliable, the family sizes and incomes related to those units should be used with some caution.

The final step in completing the 1961 model, was to relate the above results to the within and beyond income categories. In order to do this, the possibility that those in each inadequacy category would tend to have a significantly different relationship between income and shelter cost, was explored. Although the evidence was not conclusive, it was deemed likely that some in each category would have a lower than average ratio while others would be above average, so that offsetting factors would probably be found if more evidence were available. On the basis of this, it was concluded that for study purposes it might reasonably be assumed that the within-income / beyond-income division within each inadequacy category (for

owners and tenants on the one hand and lodgers on the other), would correspond to the comparable divisions for all owners and tenants and for all lodgers respectively. On this assumption the final cross-tabulations for the 1961 model were completed.

The completed model is set out in tables A-68 through A-71. As the model is described at some length in the main report of the Study, it will not be discussed further here.

CHAPTER 2THE 1966 MODEL

With the 1961 model as a basis, the construction of the 1966 model involved the updating of each of the variables, and the application of most of the techniques which had been worked out in developing the earlier model.

The updating of each of the variables will be discussed first.

The Study was fortunate in that reliable data for updating the number of non-family individuals and families by size became available from the 1966 Census while the Study was in progress. Although some delay in the Study program was occasioned by waiting for these 1966 census figures, they greatly improve the reliability of the 1966 model. It is also clear in retrospect, that had these key figures been estimated, some of the estimates at least would have differed rather significantly from reality. Moreover, in addition to providing the necessary information on the number of non-family individuals and families by size, the 1966 Census material also determined the number of owners, tenants and lodgers, the number of owner and tenant occupied dwelling units, and the total number of shelter units as defined for the Study.

The Census material also provided a check on the forecasts of population, families and households which had been prepared by the Metropolitan Toronto Planning Board as part of the input for the 1971 and 1981 models. As a result of this check, a minor but perhaps significant revision was made to the forecasts which should improve them. The Census information also determined one of the components of shelter quality for 1966, i.e. the number of dwelling units shared by two or more families.

The remaining inputs for the 1966 model had to be updated from other sources however.

In the case of incomes, the updating was based on an analysis of

taxation statistics which had been prepared by the Ontario Department of Economics and Development for the years 1960 to 1963, and on an analysis of the tax statistics for 1964 and 1965 undertaken by the Study. A technique of successive approximation was also developed by the Study for shifting a distribution to correspond with a change in the mean. As a result of these steps, it was estimated that the average total income of families and non-family persons in the Toronto CMA increased from \$5,341 in 1961 to \$6,469 in 1966, a rise of 21.1%. These averages include the families and non-family individuals without any income: if they are excluded, an increase from \$5,468 to \$6,568 or 20.1% is indicated. The income distribution around the 1966 average is given in Table A-72, which also shows the number of non-family individuals and of families by size.

The updating of shelter costs was done separately for owners, tenants and lodgers. In the case of owner costs, past distributions and averages were available from preceding steps of the Study for the years 1959, 1961 and 1964. Information on the sale prices of houses in Metropolitan Toronto which had been sold in 1961 and again in 1966 was made available to the Study from a special tabulation of the Metropolitan Toronto Assessment Department's computer tape. Data from the DBS cost index for home ownership was also compiled for the years 1959 to 1966 inclusive. In the light of this and other information, the 1959 to 1964 owner cost trend data was then extrapolated to 1966. Comparison of the resulting average with that for 1961, indicates an increase from \$115.75 per month to \$136.46, a rise of 17.9%.

Tenant costs were updated on the basis of a special analysis of the Metropolitan Toronto Assessment Department computer tape undertaken for the study by the Metropolitan Toronto Planning Board. This analysis produced a distribution of tenant rents in 1966, which after further breakdown of some of the tabulated rent categories, became the basis for the 1966 distribution used in the model. The resulting 1966 average gross rent of \$121.33 per month shows an increase of

15.2% over the 1961 average of \$105.32.

Lodging rents were updated on the basis of another survey of classified advertisements in Toronto newspapers published in April, May and June of 1966: a sample of 358 was obtained. After adjustment for the no-rent and reduced-rent categories relating to relatives and domestic servants (as discussed in Chapter 1 above), this survey formed the basis for the 1966 lodging rent distribution. The indicated average of \$44.66 per month shows an increase of 9.2% over the comparable 1961 figure of \$40.90.

The resulting shelter cost distributions for the 1966 model are given in Table A-73 for owners, tenants and lodgers. It should be noted of course, that these figures are estimates based on the best information available to the Study. While it is believed they give a reasonably reliable picture of the cost of housing in the Metropolitan Toronto area in 1966, they are subject to estimating error.

With the completion of the size, income and shelter cost inputs for the 1966 model, the task of cross tabulation could commence. But the problem of incorporating the proper amount of skewness in the cross-tabulations which was discussed in the preceding chapter, presented a difficulty in the case of the 1966 inputs, because no three-way cross tabulation (such as the one for tenants in 1961) was available from DBS as a guide. This proved to be a most serious obstacle for it was clear that the cross-tabulation technique used previously for the relationships between shelter costs and incomes (where skewing was not significant), could not be used for the relationships between size and income, and size and shelter costs, without seriously distorting the Study results. Several possible methods of producing appropriately skewed cross tabulations were tried and discarded. Finally, with the assistance of an experienced programmer, a complex computer program was evolved which would feed in the skewing characteristic from a similar cross-tabulation for a previous date,

and adjust this characteristic through a series of computer passes until a match was obtained with the line and column totals of the new cross tabulation matrix. After several trial runs and the required debugging, this program was used for all subsequent tabulations of a skewed nature.

Table A-72, which was previously mentioned, was produced with this computer programme, giving the estimated 1966 cross tabulation of family size by income, based on the skewing characteristic evident in the comparable 1961 cross tabulation.

Table A-76 was produced in the same way, showing the estimated 1966 relationships between family size and shelter cost.

It will be noted that these tables are for owners, tenants and lodgers combined. It was concluded that the required study results could be obtained if only one variable - shelter quality - was allocated as between owners and tenants on the one hand, and lodgers on the other. As the study budget and time schedule had been largely exhausted by this point, there was no choice but to adopt this less-elaborate procedure for the 1966 model.

The cross-tabulation of income by shelter cost was next carried out, using the computer program initially developed for this purpose for the 1961 model. The results are given in Table A-77.

Tables A-78 through A-85 show the cost-income relationships for each family size and for non-family individuals.

The next step, as in the 1961 model, was to simplify the income breakdown and the cost-income relationships. But for the 1966 model it was decided to split the middle income range into a lower middle and upper middle component, and to apply a second rent-to-income scale along with the Ontario Housing Corporation scale. The middle income segment as used for the 1961 model, was divided into the lower middle and upper middle components at the following points:

	Family Size							
	Individuals	Two	Three	Four	Five	Six	Seven	Eight-plus
	\$	\$	\$	\$	\$	\$	\$	\$
Dividing line between the lower middle and upper middle income segments	4350	5800	7420	7970	8470	8920	9320	9820

It will be noted that these figures represent the mid-point of the middle income range for each family size. The figures are in terms of 1966 dollars.

The second rent-to-income scale necessarily had to be somewhat arbitrary. It was designed to include shelter costs significantly higher than those included under the OHC scale, and yet not so much higher as to reduce to an insignificant number those who would be paying shelter costs beyond their incomes according to the new scale. The scale chosen shows the shelter cost proportion of income half as great again as in the OHC scale. For comparison the lower end of the OHC scale shows a ratio of rent to income of 16.7%: on the new scale the ratio at the low end is 25%. Similarly, the top end of the OHC scale shows a ratio of 30%: on the second scale the ratio at the top end is 45%.

The application of the four income ranges along with the OHC scale is given in Tables A-86 through A-93 for the 1966 model. The comparable tables based on the second rent-to-income scale are numbered A-94 through A-101.

Table A-102 summarizes both these sets of tables by showing the numbers paying shelter costs within the OHC scale, between the two scales, and beyond the second scale. This completes the cross-tabulation of the size, income and shelter cost variables in the 1966 models.

The updating of one aspect of shelter quality - the sharing of dwellings by two or more families - was done on the basis of 1966 census information, as previously mentioned. Information on overcrowding

in 1966 was obtained from the special tabulations of the Metropolitan Toronto Assessment Department's computer tape, previously mentioned. The percentages of overcrowded units indicated by these tabulations for tenant occupied and owner occupied dwellings, were applied to the 1966 census totals for dwellings of each type to produce the overcrowded dwelling figures used in the 1966 model.

The number of dwellings in poor condition was updated on the basis of the Metropolitan Toronto Urban Renewal Study. The findings of the urban renewal study were adjusted to allow for some differences in the criteria of condition as compared to the Census criteria, and to allow for a difference in coverage outside the urban renewal intensive-study areas.

The resulting 1966 estimates for adequate and inadequate dwellings by type of inadequacy are given in Table A-103, which may be compared with Table A-59 for 1961.

The next step was to allocate the inadequate shelter units, grouped into the same four categories as were used for the 1961 model, as between owners and tenants on the one hand and lodgers on the other. The division of the inadequacies as between owners and tenants on the one hand and lodgers on the other was determined in the light of the 1966 census information. The subsequent allocations as to family size and income ranges were made to reflect the comparable 1961 allocations, adjusted to the 1966 totals, but incorporating the further breakdowns made necessary by the split of the middle income segment, and the use of the additional rent-to-income scale. The results are given in Tables A-104 through A-107 for the owners and tenants combined, and in Tables A-108 through A-111 for the lodgers.

This completes the cross-tabulations required for the 1966 model. The model is presented in Tables A-112 through A-116. As these tables are discussed in the main report of the Study, they will not receive further discussion here.

CHAPTER 3THE 1981 MODEL

The future models are different in format from the 1961 and 1966 models, due to the normative approach used in their construction. The 1981 model brings out the differences most clearly. It is designed to show, by family size, the required number and cost distribution of shelter units which will be needed in that year if all the families and non-family individuals in the Metropolitan Toronto Planning Area are to have adequate shelter within their income. This approach, by definition, eliminates several components of the previous models. There are no inadequate shelter units; there is no beyond income category; and there are no family lodgers, only non-family lodging individuals. Again, because the emphasis here is on the required cost distribution of future shelter units if these conditions are to be met, it was deemed unnecessary to classify the results by income ranges.

As the reasons for, and the results obtained from this approach are discussed in the main report of the Study, they will not be gone into here.

The key population and family forecasts on which the 1971 and 1981 models are based, were prepared by the Metropolitan Toronto Planning Board, and are given in Table A-117. The forecasts were made in the light of the most recent data available on fertility trends and migration, and relate to the Draft Official Plan for the Metropolitan Toronto Planning Area.

Given these forecasts, the next step in constructing the models was to forecast the future family size distribution, and the future income distribution. The family size forecast was provided by the Metropolitan Toronto Planning Board. The income forecast was prepared by the Study.

The income forecast was made in conjunction with a forecast of consumer prices (including housing prices), and a forecast of the future cost of shelter in the surviving 1966 housing stock. These forecasts were prepared in the light of comparable forecasts recently published by the Economic Council of Canada. For various reasons it was concluded that the Economic Council projection, prepared for the country

as a whole, were too optimistic with regard to the likely future relationships between income and housing costs in the Metropolitan Toronto area. The more conservative forecasts made for the Study, assume the following average annual compound percentage increases:

- (1) income in actual dollars: 3.95% per year
- (2) consumer prices in actual dollars: 2.00% per year
- (3) real income in constant 1966 dollars: 1.90% per year
- (4) Surviving 1966 housing stock - shelter costs
in actual dollars: 2.00% per year

On these assumptions, real income in constant 1966 dollars in the Metropolitan Toronto Planning Area would show an increase of about 9.9% by 1971 and 32.7% by 1981. The income distributions used in the future models reflect gains in average real income of this order.

It is also evident from the forecast assumptions, that the rise in the cost of the existing housing stock is assumed to equal the rise in consumer prices generally, i.e. 2% per year. This may at first seem a questionable assumption, but it was arrived at after several others were investigated and discarded. It is based primarily on another assumption explicitly made for the 1981 model: that sufficient housing will be available by 1981 to supply adequate shelter for all the residents of the Metropolitan Toronto Planning Area. Compared to the present housing supply situation, this implies that no housing shortage would exist in 1981. Under this condition, it was concluded that no justification could be found for assuming a faster rise in the cost of the surviving 1966 housing stock than would take place in consumer prices generally.

Since the general consumer price rise is used as the deflator in calculating the rise in real income as compared to income in actual dollars, this means that the assumed rise in the future cost of the surviving 1966 housing stock, when deflated to put it in terms

of constant 1966 dollars, becomes zero. That is, in constant 1966 dollars the surviving 1966 housing stock will maintain its present cost level, while real income, again in constant 1966 dollars, will increase by about a third over the period 1966 to 1981. On these assumptions, the 1981 model was built.

The first step in constructing the model was to cross-tabulate the separately-prepared size and income distributions, using the skewed computer program. The results are presented in Table A-118.

The next step was to forecast the proportion of the 1981 population that could be adequately accommodated in the surviving 1966 housing stock, and the distribution of shelter costs necessary to pay for such accommodation. This required the elimination of all existing dwelling units in poor condition, and allowances for other losses to the stock due to demolitions for expressways, subways, schools and other re-development. Based on a study and forecast of demolitions prepared by the Metropolitan Toronto Planning Board, it was assumed that total losses to the existing stock would average about 2,000 dwelling units per year, for a total loss of 10,000 by 1971 and an additional 20,000 by 1981. Note that these figures are in terms of dwelling units as defined by the Census, and not shelter units as defined for the Study, and also that they apply to the Metropolitan Toronto Planning Area and not the Toronto Census Metropolitan Area. In terms of shelter units, it was estimated that the 30,000 dwelling units to be lost over the 15 year forecast period would contain 38,108 shelter units.

With 572,519 occupied dwellings in the Metropolitan Toronto Planning Area in 1966, the surviving stock in 1971 would be 562,519, and in 1981, 542,519. By definition there would be no family lodgers in these surviving units, but there would be individual lodgers; on the basis of the Metropolitan Toronto Planning Board forecasts, a total of 119,720 individual lodgers would remain in 1981. It has been assumed that 80% of these or 95,773 would be residing in the surviving stock in 1981 (a reduction of 29,795 from the corresponding 1966 figure), leaving 20% or 23,947 in lodgings in new dwelling units to be constructed between 1966 and 1981. The individual lodgers assumed to be in the surviving stock bring the total number of shelter units in the

surviving stock to a total of 638,292 in 1981. The shelter cost distributions for the owners and tenants on the one hand and the lodgers on the other, were estimated separately in the light of the assumed housing cost forecast, and the results combined to give the cost distribution for shelter units in the surviving stock.

Table A-119 was then produced by cross-tabulating the size distribution and the shelter cost distribution for the surviving stock in 1981.

The next step was to determine the required cost distribution of all 1981 shelter units on the assumption that all families and non-family individuals in that year would be paying shelter costs, within their incomes. At an earlier stage of the study, it had been intended to calculate this requirement twice, once in terms of the Ontario Housing Corporation rent-to-income scale, and once in accordance with the second rent-to-income scale as used in the 1966 model. But by the time this stage of the study was reached, time and budget limitations made this impossible. Consequently the calculation of the shelter costs within incomes for the 1981 model were based on the OHC scale only.

Given the income distribution forecast for 1981, it might appear that the calculation of shelter costs within those incomes would be a relatively simple task: and so it had seemed when this stage of the program was laid out. When the task was actually undertaken however, a serious difficulty arose: a very large number of families and individuals are presently paying less for their shelter than they could afford to pay according to the OHC scale. What assumption ought to be made about their future housing costs in relation to their incomes? After long consideration, it was concluded that it would be quite unreasonable to assume that they would in future all be paying just what they could afford to pay according to the OHC scale. In many cases these are owners who have paid off their mortgages: others evidently prefer to spend less of their incomes on shelter and more on other things; probably the majority are in the higher income brackets

and can obtain adequate shelter without spending as high a proportion of their incomes as the OHC scale would require.

In the light of these considerations and after testing various other possibilities, it was concluded that a reduction of the proportion paying less than they can afford to 90% of the 1966 proportion by 1971, and to 70% by 1981, would be reasonable. On these assumptions it then became possible to calculate the required shelter cost distributions for the future models. The calculations however were no longer simple, but now required the development of a complex technique. In effect this technique started with the 1966 proportion in each income group paying less than they could afford for shelter. These proportions were then reduced according to the above assumptions, and the 1971 or 1981 numbers involved were calculated. The remaining families and individuals in each income group were then assumed to be paying just what they could afford according to the OHC scale; where two or three OHC shelter cost levels fell within one income group, the number was divided between these shelter cost levels in the same proportion as had been found in 1966. In this way, the required cost distribution for each income range was calculated, and the results for the different income ranges were then combined to give the total required shelter cost distribution. This cost distribution for 1981 is given in Table A-120, which compares it with the 1981 cost distribution of shelter units in the surviving stock, and then deduces the required 1981 cost distribution for new housing built between 1966 and 1981, on the assumption that the requirements for the 1981 model are to be met.

In Table A-121, this cost distribution of the new units required in the future is broken down as between owners and tenants on the one hand and lodgers on the other. The owners and tenants column in this table therefore gives the required cost distribution for new dwelling units as opposed to shelter units.

The next step was to determine the family size distribution of

those requiring accommodation in new shelter units to be built between 1966 and 1981. This was done by deducting the size distribution of those assumed to be residing in the surviving stock, from the total size distribution as given in Table A-118. This was then cross-tabulated with the cost distribution for new shelter units as given in the first column in Table A-121, using the skewed computer program. The resulting cross-tabulation of size by shelter cost for the new shelter units required by 1981, is given in Table A-122. This is the key table of the 1981 model, indicating the sizes and costs of required new residential construction if the goals built into the model are to be met by 1981.

Table A-123 combines Tables A-119 and A-122 to give the size and cost cross-tabulation of all shelter units, both surviving and new, in 1981. This completes the 1981 model.

CHAPTER 4THE 1971 MODEL

The construction of the 1971 model was begun in the same way as for 1981. Table A-124 shows the cross-tabulation of size by income for 1971, based on the inputs for that year which were prepared as described in Chapter 3. When the second step for constructing the 1971 model was being designed however, it became apparent that a problem would arise, because the cost distribution of the surviving 1966 stock and the cost distribution required if no family or non-family individual was to pay a shelter cost beyond income, could not be reconciled. In other words, it would be impossible to subtract the cost distribution of the surviving stock from the required total 1971 cost distribution, because the former would exceed the latter in many of the cost categories. The implications of this are discussed more fully in the main report of the Study, and will not be gone into here.

It should be noted however, that in spite of this problem, it was deemed most useful for the 1971 model to show the extent to which shelter costs and incomes can be expected to out-of-line in 1971 unless significant policy and program changes intervene. This approach was only taken with regard to shelter costs. The 1971 inputs for each of the other variables were proportional to the forecast change over the 1966 - 1981 period.

It was therefore concluded that the most useful tabulations which could be produced for the 1971 model would be first, one showing the size and shelter cost cross-tabulation for the surviving 1966 housing stock in 1971, in terms of dwelling units rather than shelter units; and second, a tabulation of the discrepancies noted above. The first of these is presented in Table A-125, while A-126 shows the excess and deficiency of shelter units in the various cost categories, on the assumption that no family or non-family individual would be

paying a shelter cost beyond income in 1971. The results show that while 167,500 shelter units would be required by 1971 mainly in the middle and lower cost ranges, some 54,653 surviving shelter units, mainly in the higher cost ranges, would be surplus to the requirement. These figures testify to the relative over-pricing of today's housing supply in relation to incomes.

Obviously, the housing market conditions in 1971 will not match those of the model: shelter costs could not be brought within incomes this soon, and the indicated surplus of shelter units in the upper cost ranges will therefore not appear in 1971, because the families and individuals needing lower-cost housing will simply be required to pay more than they should for the accommodation available.

In Table A-127, the indicated required and surplus shelter units are broken down between owners and tenants on the one hand and lodgers on the other. The owners and tenants column in this table may be compared with Table A-125, again restricted to owners and tenants. Such a comparison shows the size-cost distribution for owners and tenants in the surviving 1966 stock, and indicates the extent to which the higher cost categories in this surviving stock would be in excess of 1971 requirements if all shelter costs were to be within incomes in that year. Since public programs could intervene, and through acquisition and subsidization lower the cost of some of the surviving units, a significantly different surviving cost picture could emerge by 1971. This would of course affect the remaining requirement for new residential construction. Because of these uncertainties in the situation, it was felt that no meaningful tabulation of size by cost could be prepared for the new shelter units required between 1966 and 1971.

The 1971 model therefore stands incomplete, because of the policy questions it raises. But because it brings out the policy issues quite sharply, it is felt to serve a useful purpose in the overall Study.

TABLE A-1. ALL NON-FAMILY INDIVIDUALS AND FAMILIES BY SIZE, BY TOTAL INCOME, TORONTO CENSUS METROPOLITAN AREA, FOR THE YEAR ENDED MAY 31, 1961.

INCOME	INDIVIDUALS	FAMILIES							GRAND TOTAL	
		2 Persons	3 Persons	4 Persons	5 Persons	6 Persons	7 Persons	8+ Persons		Total
No Income	14187	1309	41						1350	15537
Under \$ 1000	44393	6087	2677	1729	912	427	156	103	12091	56484
\$ 1000 - \$ 1999	34781	13428	3323	2202	901	449	164	109	20576	55357
\$ 2000 - \$ 2999	35287	15468	7343	5223	2393	1040	380	253	32100	67387
\$ 3000 - \$ 3999	36548	21799	13551	11384	5369	2182	796	530	55611	92159
\$ 4000 - \$ 4999	18340	21981	17165	16624	8383	3242	1183	787	69365	87705
\$ 5000 - \$ 5999	8660	19558	17661	17761	8744	3679	1343	893	69639	78259
\$ 6000 - \$ 6999	4312	16879	13918	13465	6637	2544	928	618	54989	59301
\$ 7000 - \$ 7999	2156	13915	11440	10636	5192	1940	708	472	44303	46459
\$ 8000 - \$ 9999	2247	14936	11986	12727	6359	2552	931	622	50113	52360
\$10000 - \$14999	2221	9856	8481	10029	6026	2245	819	547	38003	40224
\$15000 +	740	4569	3642	4637	3321	1359	496	331	18355	19095
Total	203872	159785	111228	106417	54237	21659	7904	5265	466495	670367

TABLE A-2.
TENANT NON-FAMILY INDIVIDUALS AND FAMILIES BY SIZE, BY TOTAL INCOME,
TORONTO CENSUS METROPOLITAN AREA, FOR THE YEAR ENDED MAY 31, 1961.

FAMILIES											
INCOME	INDIVIDUALS	2 Persons	3 Persons	4 Persons	5 Persons	6 Persons	7 Persons	8+ Persons	Total	GRAND TOTAL	
No Income	2832	322	10						332	3164	
Under \$ 1000	8795	1169	681	540	224	197	98	64	2973	11768	
\$ 1000 - \$ 1999	6932	2801	954	672	267	164	120	77	5055	11987	
\$ 2000 - \$ 2999	5441	3722	2087	1397	864	439	180	159	8848	14289	
\$ 3000 - \$ 3999	5814	5482	3908	3321	1729	790	357	239	15826	21649	
\$ 4000 - \$ 4999	3131	5958	5092	4824	2369	981	490	333	20047	23178	
\$ 5000 - \$ 5999	1789	5928	4898	3993	1885	793	322	235	18054	19843	
\$ 6000 - \$ 6999	894	6168	3970	2793	1269	543	152	154	15049	15943	
\$ 7000 - \$ 7999	447	5210	2680	1952	882	314	123	113	11274	11721	
\$ 8000 - \$ 9999	449	5844	2623	2130	897	361	132	109	12096	12543	
\$10000 - \$14999	559	3381	1535	1150	566	171	91	51	6945	7504	
\$15000 +	186	1358	527	354	181	51	30	22	2523	2709	
Total	37269	47343	28965	23126	11133	4804	2095	1556	119022	156291	

TABLE A-3. OWNER AND LODGER NON-FAMILY INDIVIDUALS AND FAMILIES BY SIZE, BY TOTAL INCOME, TORONTO CENSUS METROPOLITAN AREA, FOR THE YEAR ENDED MAY 31, 1961.

INCOME	INDIVIDUALS	FAMILIES							GRAND TOTAL	
		2 Persons	3 Persons	4 Persons	5 Persons	6 Persons	7 Persons	8+ Persons		Total
No Income	11355	987	31						1018	12373
Under \$ 1000	35598	4918	1996	1189	688	230	58	39	9118	44716
\$ 1000 - \$ 1999	27849	10627	2369	1530	634	285	44	32	15521	43370
\$ 2000 - \$ 2999	29846	11746	5256	3826	1529	601	200	94	23252	53098
\$ 3000 - \$ 3999	30734	16317	9643	8063	3640	1392	439	291	39785	70519
\$ 4000 - \$ 4999	15209	16023	12073	11800	6014	2261	693	454	49318	64527
\$ 5000 - \$ 5999	6871	13630	12763	13768	6859	2886	1021	658	51585	58456
\$ 6000 - \$ 6999	3418	10711	9948	10672	5368	2001	776	464	39940	43358
\$ 7000 - \$ 7999	1709	8705	8760	8684	4310	1626	585	359	33029	34738
\$ 8000 - \$ 9999	1798	9092	9363	10597	5462	2191	799	513	38017	39815
\$10000 - \$14999	1662	6475	6946	8879	5460	2074	728	496	31058	32720
\$15000 +	554	3211	3115	4283	3140	1308	466	309	15832	16386
Total	166603	112442	82263	83291	43104	16855	5809	3709	347473	514076

TABLE A-5. OWNER NON-FAMILY INDIVIDUALS AND FAMILIES BY SIZE, BY TOTAL INCOME,
TORONTO CENSUS METROPOLITAN AREA, FOR THE YEAR ENDED MAY 31, 1961.

<u>INCOME</u>	<u>INDIVIDUALS</u>	<u>FAMILIES</u>							<u>GRAND TOTAL</u>	
		<u>2 Persons</u>	<u>3 Persons</u>	<u>4 Persons</u>	<u>5 Persons</u>	<u>6 Persons</u>	<u>7 Persons</u>	<u>8+ Persons</u>		<u>Total</u>
No Income	1238	527	17						544	1782
Under \$ 1000	4983	3034	590	568	530	106	22	18	4868	9851
\$ 1000 - \$ 1999	5250	7862	674	739	442	121	20	6	9864	15114
\$ 2000 - \$ 2999	5592	7885	2827	2696	1252	369	49	24	15102	20694
\$ 3000 - \$ 3999	6953	10836	6163	6256	3262	1079	270	185	28051	35004
\$ 4000 - \$ 4999	4304	11673	9305	10501	5698	1999	535	358	40069	44373
\$ 5000 - \$ 5999	2798	10364	10566	12757	6622	2688	788	532	44317	47115
\$ 6000 - \$ 6999	1316	8810	8705	10107	5238	1894	714	410	35878	37194
\$ 7000 - \$ 7999	645	7314	7856	8232	4203	1536	529	331	30001	30646
\$ 8000 - \$ 9999	760	8235	8855	10371	5400	2135	765	496	36257	37017
\$10000 - \$14999	1031	6134	6720	8766	5443	2051	717	490	30321	31352
\$15000 +	344	3148	3059	4283	3140	1308	466	309	15713	16057
Total	35214	85822	65337	75276	41230	15286	4875	3159	290985	326199

TABLE A-6. TENANT NON-FAMILY INDIVIDUALS AND FAMILIES BY SIZE, BY MONTHLY SHELTER COST,
TORONTO CENSUS METROPOLITAN AREA, JUNE 1961.

MONTHLY SHELTER COST	INDIVIDUALS	FAMILIES								GRAND TOTAL
		2 Persons	3 Persons	4 Persons	5 Persons	6 Persons	7 Persons	8+ Persons	Total	
No Cost	783	1274	688	718	399	203	91	51	3424	4207
Under \$ 20	112	55	32	5					92	204
\$ 20 - \$ 29	820	122	45	25	25				217	1037
\$ 30 - \$ 39	1230	238	105	68	10	5	9	5	440	1670
\$ 40 - \$ 49	1156	675	334	190	82	31	20	25	1357	2513
\$ 50 - \$ 59	1006	1067	658	447	205	119	50	44	2590	3596
\$ 60 - \$ 69	2013	1924	1114	772	405	198	91	31	4535	6548
\$ 70 - \$ 79	2572	2820	1848	1248	468	248	150	126	6908	9480
\$ 80 - \$ 89	3429	3747	2610	1904	962	398	166	126	9913	13342
\$ 90 - \$ 99	8311	6312	3765	2558	1194	524	208	139	14700	23011
\$100 - \$109	4024	9086	4756	3477	1596	685	325	192	20117	24141
\$110 - \$119	3465	6339	3860	3481	1556	665	290	212	16403	19868
\$120 - \$129	3056	4681	3301	2577	1290	494	183	144	12670	15726
\$130 - \$149	2868	5210	3301	2967	1513	617	245	284	14137	17005
\$150 +	2424	3793	2548	2689	1428	617	267	177	11519	13943
Total	37269	47343	28965	23126	11133	4804	2095	1556	119022	156291

TABLE A-7. LODGER NON-FAMILY INDIVIDUALS AND FAMILIES BY SIZE, BY MONTHLY SHELTER COST,
TORONTO CENSUS METROPOLITAN AREA, JUNE 1961.

MONTHLY SHELTER COST	FAMILIES									GRAND TOTAL
	INDIVIDUALS	2 Persons	3 Persons	4 Persons	5 Persons	6 Persons	7 Persons	8+ Persons	Total	
No Cost	14716	2050	660	200	27	16	5	1	2959	17675
Under \$ 20	4204	319	135	40	6	3		1	504	4708
\$ 20 - \$ 29	23126	985	169	48	8	5	2	1	1218	24344
\$ 30 - \$ 39	58205	1012	203	64	9	8	4	1	1301	59506
\$ 40 - \$ 49	12219	5164	728	96	10	9	5	31	6043	18262
\$ 50 - \$ 59	13007	7879	3574	1178	104	11	6	31	12783	25790
\$ 60 - \$ 69	5124	7028	6381	2887	594	111	107	62	17170	22294
\$ 70 - \$ 79	788	1358	3045	1980	755	803	502	92	8535	9323
\$ 80 - \$ 89		825	1523	1219	222	301	202	120	4412	4412
\$ 90 - \$ 99			254	152	46	201	101	120	874	874
\$100 - \$109				151	46			30	227	227
\$110 - \$119			254		47	101		60	462	462
\$120 - \$129										
\$130 - \$149										
\$150 +										
Total	131389	26620	16926	8015	1874	1569	934	550	56488	187877

TABLE A-9. ALL NON-FAMILY INDIVIDUALS AND FAMILIES BY SIZE, BY MONTHLY SHELTER COST,
TORONTO CENSUS METROPOLITAN AREA, JUNE 1961.

MONTHLY SHELTER COST	INDIVIDUALS	FAMILIES								GRAND TOTAL
		2 Persons	3 Persons	4 Persons	5 Persons	6 Persons	7 Persons	8+ Persons	Total	
No Cost	15499	3324	1348	918	426	219	96	52	6383	21882
Under \$ 20	4316	374	167	45	6	3		1	596	4912
\$ 20 - \$ 29	28052	1639	214	73	33	5	2	1	1967	30019
\$ 30 - \$ 39	63541	13943	733	132	19	13	13	6	14859	78400
\$ 40 - \$ 49	17484	22651	7295	4336	2496	2715	25	56	39574	57058
\$ 50 - \$ 59	15774	11632	8198	2069	602	130	1226	75	23932	39706
\$ 60 - \$ 69	12127	11098	8344	6128	1292	309	198	567	27936	40063
\$ 70 - \$ 79	4240	7757	8010	6585	6035	1051	652	218	30308	34548
\$ 80 - \$ 89	4309	8683	7674	9205	4767	699	368	246	31642	35951
\$ 90 - \$ 99	8311	7385	5300	11005	1240	725	309	2470	28434	36745
\$100 - \$109	9014	14089	10989	9898	2821	1258	1008	222	40285	49299
\$110 - \$119	3465	14029	7655	8419	2485	766	290	272	33916	37381
\$120 - \$129	3936	7719	14931	10428	9976	3742	183	144	47123	51059
\$130 - \$149	3748	14865	12938	16381	8976	3292	1415	284	58151	61899
\$150 +	10056	20597	17432	20795	13063	6732	2119	651	81389	91445
Total	203872	159785	111228	106417	54237	21659	7904	5265	466495	670367

TABLE A-9(2). OWNER AND TENANT NON-FAMILY INDIVIDUALS AND FAMILIES BY SIZE,
BY MONTHLY SHELTER COST, TORONTO CENSUS METROPOLITAN AREA, 1961.

Monthly Shelter Cost \$	FAMILIES									GRAND TOTAL
	INDIVIDUALS	2 Persons	3 Persons	4 Persons	5 Persons	6 Persons	7 Persons	8-Plus Persons	Total	
No Cost	783	1274	688	718	399	203	91	51	3424	4207
Under 20	112	55	32	5					92	204
20-29	4926	654	45	25	25				749	5675
30-39	5336	12931	530	68	10	5	9	5	13558	18894
40-49	5265	17487	6567	4240	2486	2706	20	25	33531	38796
50-59	2767	3753	4624	891	498	119	1220	44	11149	13916
60-69	7003	4070	1963	3241	698	198	91	505	10766	17769
70-79	3452	6399	4965	4605	5280	248	150	126	21773	25225
80-89	4309	7858	6151	7986	4545	398	166	126	27230	31539
90-99	8311	7385	5046	10853	1194	524	208	2350	27560	35871
100-109	9014	14089	10989	9747	2775	1258	1008	192	40058	49072
110-119	3465	14029	7401	8419	2438	665	290	212	33454	36919
120-129	3936	7719	14931	10428	9976	3742	183	144	47123	51059
130-149	3748	14865	12938	16381	8976	3292	1415	284	58151	61899
150-174	1242	9452	9668	5178	7311	889	625	91	33214	34456
175-199	3953	4990	3477	7018	2581	2630	671	251	21618	25571
200-249	2893	3687	2565	5061	1882	1877	485	185	15742	18635
250 plus	1968	2468	1722	3538	1289	1336	338	124	10815	12783
Total	72483	133165	94302	98402	52363	20090	6970	4715	410007	482490

TABLE A-12. TENANT THREE-PERSON FAMILIES BY TOTAL INCOME,
BY GROSS SHELTER COST, TORONTO CENSUS METROPOLITAN AREA, 1961.

Monthly Shelter Cost \$	ANNUAL INCOME \$												15000 Plus	Total
	No Income	Under 1000	1000-1999	2000-2999	3000-3999	4000-4999	5000-5999	6000-6999	7000-7999	8000-9999	10000-14999			
No Cost		10	59	92	126	134	95	60	60	25	27			688
Under 20		12	5			5	10							32
20-29		4	11	5	15			5	5					45
30-39		5	5	15	10	36	20	5	4		5			105
40-49		45	26	54	93	41	45	10	15			5		334
50-59		25	60	157	140	125	51	40	24	26	5	5		658
60-69		70	133	148	229	193	138	102	46	40	10	5		1114
70-79	5	59	96	188	502	422	265	146	79	71	15			1848
80-89		45	111	246	577	547	467	290	175	97	41	14		2610
90-99	5	84	95	250	575	826	724	597	312	215	82			3765
100-109		81	105	252	666	901	983	797	470	349	133	19		4756
110-119		67	50	234	353	757	733	635	440	465	121	5		3860
120-129		46	96	150	235	522	640	562	357	481	197	15		3301
130-149		57	62	136	238	372	446	477	421	566	425	101		3301
150 plus		71	40	160	149	211	281	244	272	288	474	358		2548
Total	10	681	954	2087	3908	5092	4898	3970	2680	2623	1535	527		28965

TABLE A-13. TENANT FOUR-PERSON FAMILIES BY TOTAL INCOME,
BY GROSS SHELTER COST, TORONTO CENSUS METROPOLITAN AREA, 1961.

Monthly Shelter Cost \$	ANNUAL INCOME \$											15000 Plus	Total
	No Income	Under 1000	1000-1999	2000-2999	3000-3999	4000-4999	5000-5999	6000-6999	7000-7999	8000-9999	10000-14999		
No Cost		18	15	46	135	143	121	47	64	79	45	5	718
Under 20					5								5
20-29					10	10	5						25
30-39				15	20	18	5			10			68
40-49		20	34	24	25	46	15	10	5	5	6		190
50-59		20	50	66	105	112	37	20	10	17	10		447
60-69		60	66	124	147	164	109	61	10	21	10		772
70-79		35	101	157	341	299	151	82	52	30			1248
80-89		39	75	141	457	502	343	180	71	80	5	11	1904
90-99		54	86	151	478	826	417	239	148	119	35	5	2558
100-109		83	60	212	500	849	726	447	270	197	118	15	3477
110-119		86	55	143	430	750	770	536	315	286	94	16	3481
120-129		30	31	120	210	424	529	437	276	333	161	26	2577
130-149		45	39	83	262	403	492	466	454	480	203	40	2967
150 plus		50	60	115	196	278	273	268	277	473	463	236	2689
Total		540	672	1397	3321	4824	3993	2793	1952	2130	1150	354	23126

TABLE A-14. TENANT FIVE-PERSON FAMILIES BY TOTAL INCOME,
BY GROSS SHELTER COST, TORONTO CENSUS METROPOLITAN AREA, 1961.

Monthly Shelter Cost \$	ANNUAL INCOME \$												15000 Plus	Total
	No Income	Under 1000	1000-1999	2000-2999	3000-3999	4000-4999	5000-5999	6000-6999	7000-7999	8000-9999	10000-14999			
No Cost		5		49	31	67	86	27	46	25	47	16	399	
Under 20														
20-29				5	5	5	5		5				25	
30-39					5	5							10	
40-49		5	4	14	24	20		5		5	5		82	
50-59		10	25	57	48	20	30	5	5	5			205	
60-69		21	27	82	94	114	31	15	5	5	11		405	
70-79		10	35	44	121	116	54	42	30	11	5		468	
80-89		20	15	93	244	290	120	83	41	25	27	4	962	
90-99		31	41	144	215	282	238	107	58	50	24	4	1194	
100-109		45	39	96	279	366	339	167	116	96	48	5	1596	
110-119		15	36	64	209	414	310	236	162	90	20		1556	
120-129		15	10	60	161	282	225	194	157	131	36	19	1290	
130-149		21	25	70	182	277	304	239	131	152	87	25	1513	
150 plus		26	10	86	111	111	143	149	126	302	256	108	1428	
Total		224	267	864	1729	2369	1885	1269	882	897	566	181	11133	

TABLE A-15. TENANT SIX-PERSON FAMILIES BY TOTAL INCOME,
BY GROSS SHELTER COST, TORONTO CENSUS METROPOLITAN AREA, 1961.

Monthly Shelter Cost \$	ANNUAL INCOME \$											Total
	No Income	Under 1000	1000-1999	2000-2999	3000-3999	4000-4999	5000-5999	6000-6999	7000-7999	8000-9999	10000-14999	Plus 15000
No Cost		5	10	11	39	20	46	15	33	19	5	203
Under 20												
20-29												
30-39				5								5
40-49			5	5	11	10						31
50-59		5	10	21	24	25	9	10	5	5	5	119
60-69		11	14	50	34	41	24	5		14		198
70-79		5	10	50	64	44	40	10	25			248
80-89		16	16	28	101	108	73	31	10	15		398
90-99		41	26	60	96	128	109	35	5	19	5	524
100-109		57	19	45	98	137	127	121	24	51	6	685
110-119		16	24	65	127	185	70	90	31	38	14	665
120-129		5	10	27	60	104	98	64	76	35	15	494
130-149		20	10	62	86	107	112	76	29	84	26	617
150 plus		16	10	10	50	72	85	86	76	81	100	617
Total		197	164	439	790	981	793	543	314	361	171	4804

TABLE A-16. TENANT SEVEN-PERSON FAMILIES BY TOTAL INCOME,
BY GROSS SHELTER COST, TORONTO CENSUS METROPOLITAN AREA, 1961.

Monthly Shelter Cost \$	ANNUAL INCOME \$											15000 Plus	Total
	No Income	Under 1000	1000-1999	2000-2999	3000-3999	4000-4999	5000-5999	6000-6999	7000-7999	8000-9999	10000-14999		
No Cost		5				26	35	10	5		5	5	91
Under 20													
20-29													
30-39							4		5				9
40-49				10		10							20
50-59				19	10	16				5			50
60-69		10	5	16	35	4	15	6					91
70-79		10	5	15	41	39	20	15			5		150
80-89		4	15	10	45	51	30			6		5	166
90-99		15	10	15	44	72	31	10		11			208
100-109		27	45	21	55	87	40	25	5	5	15		325
110-119		15	5	39	41	94	46	10	25		5	10	290
120-129		12	15	15	40	31	25	5	15	20	5		183
130-149		5	5	10	21	50	30	36	38	30	20		245
150 plus			10	10	25	10	46	35	30	55	36	10	267
Total	98	120	180	357	490	322	152	123	132	91	30	2095	

TABLE A-17. TENANT EIGHT-PLUS PERSON FAMILIES BY TOTAL INCOME,
BY GROSS SHELTER COST, TORONTO CENSUS METROPOLITAN AREA, 1961.

Monthly Shelter Cost \$	ANNUAL INCOME \$											15000 Plus	Total
	No Income	Under 1000	1000-1999	2000-2999	3000-3999	4000-4999	5000-5999	6000-6999	7000-7999	8000-9999	10000-14999		
No Cost			5			15	10	10		11			51
Under 20													
20-29													
30-39		5											5
40-49					14				6	5			25
50-59		4		15	5	15	5						44
60-69		5	5	11	5	5							31
70-79		5	5	36	40	15	10	5		5	5		126
80-89			5	10	34	20	35	16	6				126
90-99		5	10	10	25	46	33		10				139
100-109		20	10	28	25	47	10	22	15	15			192
110-119			11	14	46	66	35	10	10	15	5		212
120-129		10		15	20	14	32	15	15	13	10		144
130-149		10	16	5	10	60	40	51	41	30	15	6	284
150 plus		5	10	10	15	30	25	25	10	15	16	16	177
Total		64	77	159	239	333	235	154	113	109	51	22	1556

TABLE A-18. LODGER NON-FAMILY INDIVIDUALS BY TOTAL INCOME,
BY GROSS SHELTER COST, TORONTO CENSUS METROPOLITAN AREA, 1961.

Monthly Shelter Cost \$	ANNUAL INCOME \$												
	No Income	Under 1000	1000-1999	2000-2999	3000-3999	4000-4999	5000-5999	6000-6999	7000-7999	8000-9999	10000-14999	15000 Plus	Total
No Cost	1133	3429	2531	2716	2663	1222	456	235	120	116	71	24	14716
Under 20	323	981	722	777	761	349	130	67	34	33	20	7	4204
20-29	1780	5388	3977	4269	4186	1920	717	371	188	183	110	37	23126
30-39	4485	13562	10012	10742	10535	4830	1804	932	472	459	280	92	58205
40-49	941	2847	2102	2256	2211	1014	379	196	97	97	59	20	12219
50-59	1001	3030	2238	2402	2354	1080	403	208	105	102	63	21	13007
60-69	394	1194	882	946	928	426	159	80	41	41	25	8	5124
70-79	60	184	135	146	143	64	25	13	7	7	3	1	788
80-89													
90-99													
100-109													
110-119													
Total	10117	30615	22599	24254	23781	10905	4073	2102	1064	1038	631	210	131389

TABLE A-19. LODGER TWO PERSON FAMILIES BY TOTAL INCOME,
BY GROSS SHELTER COST, TORONTO CENSUS METROPOLITAN AREA, 1961.

Monthly Shelter Cost \$	ANNUAL INCOME \$												
	No Income	Under 1000	1000-1999	2000-2999	3000-3999	4000-4999	5000-5999	6000-6999	7000-7999	8000-9999	10000-14999	15000 Plus	Total
No Cost	35	145	213	297	422	335	252	147	107	66	26	5	2050
Under 20	6	22	33	46	66	52	39	23	17	10	4	1	319
20-29	17	70	102	143	203	161	121	70	51	32	13	2	985
30-39	18	72	105	147	208	165	124	72	54	32	13	2	1012
40-49	89	366	537	749	1063	844	633	369	270	166	66	12	5164
50-59	136	558	818	1143	1622	1288	967	562	411	254	101	19	7879
60-69	122	498	730	1019	1447	1148	862	502	367	226	90	17	7028
70-79	23	96	141	197	280	222	167	97	71	44	17	3	1358
80-89	14	57	86	120	170	135	101	59	43	27	11	2	825
90-99													
100-109													
110-119													
Total	460	1884	2765	3861	5481	4350	3266	1901	1391	857	341	63	26620

TABLE A-20. LODGER THREE PERSON FAMILIES BY TOTAL INCOME,
BY GROSS SHELTER COST, TORONTO CENSUS METROPOLITAN AREA, 1961.

Monthly Shelter Cost \$	ANNUAL INCOME \$												Total
	No Income	Under 1000	1000-1999	2000-2999	3000-3999	4000-4999	5000-5999	6000-6999	7000-7999	8000-9999	10000-14999	15000 Plus	
No Cost	1	55	66	95	136	108	86	48	34	20	9	2	660
Under 20		11	14	19	28	22	18	10	7	4	2		135
20-29		14	17	24	35	28	22	12	9	5	2	1	169
30-39		17	20	29	42	33	26	15	11	6	3	1	203
40-49	2	60	73	104	150	119	94	53	39	22	10	2	728
50-59	3	297	358	513	734	584	464	263	191	107	48	12	3574
60-69	5	530	639	917	1312	1043	828	468	341	191	86	21	6381
70-79	2	253	305	437	626	498	395	224	163	91	41	10	3045
80-89	1	127	153	219	313	249	198	112	81	46	19	5	1523
90-99		21	25	36	52	42	33	19	14	8	3	1	254
100-109													
110-119		21	25	36	52	42	33	19	14	8	3	1	254
Total	14	1406	1695	2429	3480	2768	2197	1243	904	508	226	56	16926

TABLE A-21. LODGER FOUR PERSON FAMILIES BY TOTAL INCOME,
BY GROSS SHELTER COST, TORONTO CENSUS METROPOLITAN AREA, 1961.

Monthly Shelter Cost \$	ANNUAL INCOME \$											
	No Income	Under 1000	1000-1999	2000-2999	3000-3999	4000-4999	5000-5999	6000-6999	7000-7999	8000-9999	10000-14999	15000 Plus
No Cost		16	20	28	45	32	25	14	11	6	3	200
Under 20		3	4	6	9	6	5	3	2	1	1	40
20-29		4	5	7	11	8	6	3	3	1		48
30-39		5	6	9	14	10	8	4	4	3	1	64
40-49		7	9	14	22	16	12	7	5	3	1	96
50-59		91	116	166	266	191	149	83	66	33	17	1178
60-69		224	285	407	651	468	364	203	163	81	41	2887
70-79		153	195	279	446	321	250	140	112	56	28	1980
80-89		94	121	172	275	197	154	86	69	34	17	1219
90-99		12	15	21	34	25	19	11	9	4	2	152
100-109		12	15	21	34	25	19	11	8	4	2	151
110-119												
Total		621	791	1130	1807	1299	1011	565	452	226	113	8015

TABLE A-22. LODGER FIVE PERSON FAMILIES BY TOTAL INCOME,
BY GROSS SHELTER COST, TORONTO CENSUS METROPOLITAN AREA, 1961.

Monthly Shelter Cost \$	ANNUAL INCOME \$												Total
	No Income	Under 1000	1000-1999	2000-2999	3000-3999	4000-4999	5000-5999	6000-6999	7000-7999	8000-9999	10000-14999	15000 Plus	
No Cost		1	3	4	6	5	3	2	2	1			27
Under 20			1	1	1	1	1	1					6
20-29		1	1	1	2	1	1	1					8
30-39		1	1	1	2	1	1	1	1				9
40-49		1	1	1	2	2	1	1	1				10
50-59		9	11	15	21	18	13	7	6	3	1		104
60-69		50	61	88	120	100	75	41	34	20	5		594
70-79		64	77	112	152	127	96	52	43	25	7		755
80-89		19	23	33	45	37	28	15	13	7	2		222
90-99		4	4	7	9	8	6	3	2	2	1		46
100-109		4	4	7	9	8	6	3	2	2	1		45
110-119		4	5	7	9	8	6	3	3	2			47
Total	158	192	277	378	316	237	130	107	62	17			1874

TABLE A-23. LODGER SIX PERSON FAMILIES BY TOTAL INCOME,
BY GROSS SHELTER COST, TORONTO CENSUS METROPOLITAN AREA, 1961.

Monthly Shelter Cost \$	ANNUAL INCOME \$												Total
	No Income	Under 1000	1000-1999	2000-2999	3000-3999	4000-4999	5000-5999	6000-6999	7000-7999	8000-9999	10000-14999	15000 Plus	
No Cost		1	2	2	3	3	2	1	1	1			16
Under 20			1		1	1							3
20-29				1	1	1	2						5
30-39		1	1	1	2	1	1	1					8
40-49		1	1	1	2	1	1	1	1				9
50-59		1	1	2	2	2	1	1	1				11
60-69		9	12	16	22	18	14	8	6	4	2		111
70-79		63	84	119	160	134	101	55	46	29	12		803
80-89		24	31	45	60	50	38	21	17	11	4		301
90-99		16	21	30	40	34	25	13	12	7	3		201
100-109													
110-119		8	10	15	20	17	13	7	6	4	1		101
Total		124	164	232	313	262	198	107	90	56	23		1569

TABLE A-24. LODGER SEVEN PERSON FAMILIES BY TOTAL INCOME,
BY GROSS SHELTER COST, TORONTO CENSUS METROPOLITAN AREA, 1961.

Monthly Shelter Cost \$	ANNUAL INCOME \$											Total
	No Income	Under 1000	1000-1999	2000-2999	3000-3999	4000-4999	5000-5999	6000-6999	7000-7999	8000-9999	10000-14999	
No Cost		1		1	1	1	1					5
Under 20												
20-29							2					2
30-39				1	1	1	1					4
40-49				1	2	1	1					5
50-59				1	1	1	1	2				6
60-69		4	3	17	19	18	27	7	6	5	1	107
70-79		19	13	81	91	85	125	33	30	18	7	502
80-89		8	5	33	36	34	50	13	14	7	2	202
90-99		4	3	16	18	17	25	7	6	4	1	101
100-109												
110-119												
Total		36	24	151	169	158	233	62	56	34	11	934

TABLE A-25. LODGER EIGHT-PLUS PERSON FAMILIES BY TOTAL INCOME,
BY GROSS SHELTER COST, TORONTO CENSUS METROPOLITAN AREA, 1961.

Monthly Shelter Cost \$	ANNUAL INCOME \$												Total
	No Income	Under 1000	1000-1999	2000-2999	3000-3999	4000-4999	5000-5999	6000-6999	7000-7999	8000-9999	10000-14999	15000 Plus	
No Cost							1						1
Under 20							1						1
20-29										1			1
30-39						1							1
40-49		1	2	4	6	5	7	3	2	1			31
50-59		1	1	4	6	6	7	3	2	1			31
60-69		2	3	8	12	11	14	6	3	2	1		62
70-79		4	4	12	18	16	21	9	4	3	1		92
80-89		5	6	15	23	21	27	12	6	4	1		120
90-99		5	6	15	23	21	27	12	6	4	1		120
100-109		1	1	4	6	5	7	3	2	1			30
110-119		2	3	8	12	10	14	6	3	1	1		60
Total		21	26	70	106	96	126	54	28	17	6		550

TABLE A-26. OWNER NON-FAMILY INDIVIDUALS BY TOTAL INCOME, BY GROSS SHELTER COST, TORONTO CENSUS METROPOLITAN AREA, 1961.

Monthly Shelter Cost \$	ANNUAL INCOME \$											Total
	No Income	Under 1000	1000-1999	2000-2999	3000-3999	4000-4999	5000-5999	6000-6999	7000-7999	8000-9999	10000-14999	15000 Plus
No Cost												
Under 20												
20-29	144	581	612	652	811	502	327	153	75	89	120	40 4106
30-39	144	581	612	652	811	502	326	154	75	89	120	40 4106
40-49	144	581	613	653	811	502	326	154	75	89	120	41 4109
50-59	62	248	263	280	348	215	140	66	32	38	52	17 1761
60-69	177	706	744	792	985	610	396	186	91	108	146	49 4990
70-79	31	125	131	139	173	108	70	33	16	19	26	9 880
80-89	31	125	131	140	174	106	70	33	16	19	26	9 880
90-99												
100-109	175	706	744	792	985	610	396	186	93	108	146	49 4990
110-119												
120-129	31	125	131	140	174	108	70	33	16	17	26	9 880
130-149	31	125	131	140	174	108	70	33	16	19	26	7 880
150-174												
175 plus	268	1080	1138	1212	1507	933	607	285	140	165	223	74 7632
Total	1238	4983	5250	5592	6953	4304	2798	1316	645	760	1031	344 35214

TABLE A-27. OWNER TWO-PERSON FAMILIES BY TOTAL INCOME,
BY GROSS SHELTER COST, TORONTO CENSUS METROPOLITAN AREA, 1961.

Monthly Shelter Cost \$	ANNUAL INCOME \$											Total
	No Income	Under 1000	1000-1999	2000-2999	3000-3999	4000-4999	5000-5999	6000-6999	7000-7999	8000-9999	10000-14999	Plus 15000
No Cost												
Under 20												
20-29	3	19	49	49	67	72	64	55	45	51	38	20 532
30-39	78	449	1163	1165	1603	1726	1533	1303	1082	1218	907	466 12693
40-49	103	594	1540	1545	2123	2286	2030	1726	1433	1615	1201	616 16812
50-59	16	95	246	247	339	365	324	276	229	258	192	99 2686
60-69	13	76	197	197	271	292	259	220	183	206	153	79 2146
70-79	22	127	328	329	452	487	432	367	305	343	256	131 3579
80-89	26	145	377	378	519	559	496	422	350	394	294	151 4111
90-99	7	38	98	99	135	146	130	110	91	103	77	39 1073
100-109	31	177	458	460	631	680	604	514	426	480	358	184 5003
110-119	47	272	705	706	971	1046	929	789	655	738	550	282 7690
120-129	19	107	278	279	384	414	367	312	259	291	217	111 3038
130-149	59	341	884	887	1219	1315	1166	991	823	926	690	354 9655
150-174	46	265	688	690	948	1021	908	771	640	720	537	275 7509
175 plus	57	329	851	854	1174	1264	1122	954	793	892	664	341 9295
Total	527	3034	7862	7885	10836	11673	10364	8810	7314	8235	6134	3148 85822

TABLE A-28. OWNER THREE-PERSON FAMILIES BY TOTAL INCOME,
BY GROSS SHELTER COST, TORONTO CENSUS METROPOLITAN AREA, 1961.

Monthly Shelter Cost \$	ANNUAL INCOME \$												15000 Plus	Total
	No Income	Under 1000	1000-1999	2000-2999	3000-3999	4000-4999	5000-5999	6000-6999	7000-7999	8000-9999	10000-14999			
No Cost														
Under 20														
20-29														
30-39		3	4	18	40	61	69	57	51	58	44	20	425	
40-49	2	56	64	270	588	888	1008	830	749	845	641	292	6233	
50-59	1	36	41	172	374	565	641	528	477	537	408	186	3966	
60-69		8	9	37	80	121	137	113	102	115	87	40	849	
70-79	1	28	32	135	294	444	504	415	375	422	321	146	3117	
80-89	1	32	37	153	334	504	573	471	426	480	364	166	3541	
90-99		12	13	55	121	182	207	171	154	174	132	60	1281	
100-109	2	56	64	270	588	888	1008	830	749	845	641	292	6233	
110-119	1	32	37	153	334	504	573	471	426	480	364	166	3541	
120-129	3	105	120	503	1097	1656	1881	1551	1398	1576	1196	544	11630	
130-149	3	87	99	417	909	1372	1558	1285	1159	1306	991	451	9637	
150-174	2	76	86	362	789	1191	1352	1115	1006	1133	860	391	8363	
175 plus	1	59	68	282	615	929	1055	868	784	884	671	305	6521	
Total	17	590	674	2827	6163	9305	10566	8705	7856	8855	6720	3059	65337	

TABLE A-29. OWNER FOUR-PERSON FAMILIES BY TOTAL INCOME,
BY GROSS SHELTER COST, TORONTO CENSUS METROPOLITAN AREA, 1961.

Monthly Shelter Cost \$	ANNUAL INCOME \$												
	No Income	Under 1000	1000-1999	2000-2999	3000-3999	4000-4999	5000-5999	6000-6999	7000-7999	8000-9999	10000-14999	15000 Plus	Total
No Cost													
Under 20													
20-29													
30-39													
40-49		31	40	145	337	565	686	544	442	558	472	230	4050
50-59		3	4	16	37	62	75	60	49	61	52	25	444
60-69		19	24	88	207	344	418	331	270	340	288	140	2469
70-79		25	34	120	279	468	569	451	367	462	391	191	3357
80-89		46	60	218	505	848	1031	817	665	838	708	346	6082
90-99		63	81	297	689	1157	1406	1114	907	1143	966	472	8295
100-109		47	62	225	521	875	1061	842	686	864	730	357	6270
110-119		37	48	178	410	689	837	663	540	680	575	281	4938
120-129		59	77	281	652	1095	1330	1054	859	1083	914	447	7851
130-149		101	132	480	1115	1871	2273	1801	1467	1848	1562	764	13414
150-174		29	37	136	316	530	644	510	416	524	443	216	3801
175 plus		108	140	512	1188	1997	2427	1920	1564	1970	1665	814	14305
Total		568	739	2696	6256	10501	12757	10107	8232	10371	8766	4283	75276

TABLE A-30. OWNER FIVE-PERSON FAMILIES BY TOTAL INCOME,
BY GROSS SHELTER COST, TORONTO CENSUS METROPOLITAN AREA, 1961.

Monthly Shelter Cost \$	ANNUAL INCOME \$											Total	
	No Income	Under 1000	1000-1999	2000-2999	3000-3999	4000-4999	5000-5999	6000-6999	7000-7999	8000-9999	10000-14999		15000 Plus
No Cost													
Under 20													
20-29													
30-39													
40-49		31	26	73	191	332	356	305	245	315	317	183	2404
50-59		4	3	9	23	41	47	37	30	38	39	22	293
60-69		4	3	9	23	40	47	38	30	38	39	22	293
70-79		62	52	146	381	665	773	611	491	630	635	366	4812
80-89		46	38	109	283	495	577	455	365	469	473	273	3583
90-99													
100-109		15	13	36	93	163	189	150	120	154	156	90	1179
110-119		11	9	27	70	122	142	112	90	116	116	67	882
120-129		112	93	264	687	1201	1393	1104	885	1138	1147	662	8686
130-149		96	80	227	590	1031	1199	948	761	978	985	568	7463
150-174		84	71	199	521	909	1057	836	671	862	869	501	6580
175 plus	—	65	54	153	400	699	812	642	515	662	667	386	5055
Total		530	442	1252	3262	5698	6622	5238	4203	5400	5443	3140	41230

TABLE A-31. OWNER SIX-PERSON FAMILIES BY TOTAL INCOME,
BY GROSS SHELTER COST, TORONTO CENSUS METROPOLITAN AREA, 1961.

Monthly Shelter Cost \$	ANNUAL INCOME \$												
	No Income	Under 1000	1000-1999	2000-2999	3000-3999	4000-4999	5000-5999	6000-6999	7000-7999	8000-9999	10000-14999	15000 Plus	Total
No Cost													
Under 20													
20-29													
30-39													
40-49		18	21	65	189	350	470	331	269	374	359	229	2675
50-59													
60-69													
70-79													
80-89													
90-99													
100-109		4	4	14	40	75	101	71	58	80	77	49	573
110-119													
120-129		23	26	78	229	425	571	402	326	454	436	278	3248
130-149		19	21	64	189	350	470	331	269	374	359	229	2675
150-174		4	5	14	40	74	101	71	58	80	77	49	573
175 plus	—	38	44	134	392	725	975	688	556	773	743	474	5542
Total		106	121	369	1079	1999	2688	1894	1536	2135	2051	1308	15286

TABLE A-32. OWNER SEVEN-PERSON FAMILIES BY TOTAL INCOME,
BY GROSS SHELTER COST, TORONTO CENSUS METROPOLITAN AREA, 1961.

Monthly Shelter Cost \$	ANNUAL INCOME \$												
	No Income	Under 1000	1000-1999	2000-2999	3000-3999	4000-4999	5000-5999	6000-6999	7000-7999	8000-8999	10000-14999	15000 Plus	Total
No Cost													
Under 20													
20-29													
30-39													
40-49													
50-59		5	5	12	65	128	189	171	127	184	172	112	1170
60-69													
70-79													
80-89													
90-99													
100-109		4	3	7	38	75	110	100	74	107	100	65	683
110-119													
120-129													
130-149		5	5	12	65	128	189	171	127	184	172	112	1170
150-174		2	1	5	27	54	79	71	53	77	72	47	488
175 plus		6	6	13	75	150	221	201	148	213	201	130	1364
Total		22	20	49	270	535	788	714	529	765	717	466	4875

TABLE A-33. OWNER EIGHT-PLUS PERSON FAMILIES BY TOTAL INCOME,
BY GROSS SHELTER COST, TORONTO CENSUS METROPOLITAN AREA, 1961.

Monthly Shelter Cost \$	ANNUAL INCOME \$												
	No Income	Under 1000	1000-1999	2000-2999	3000-3999	4000-4999	5000-5999	6000-6999	7000-7999	8000-9999	10000-14999	15000 Plus	Total
No Cost													
Under 20													
20-29													
30-39													
40-49													
50-59													
60-69		2	1	3	28	54	80	62	50	74	74	46	474
70-79													
80-89													
90-99		13	4	17	129	251	372	287	231	348	342	217	2211
100-109													
110-119													
120-129													
130-149													
150-174													
175 plus		3	1	4	28	53	80	61	50	74	74	46	474
Total		18	6	24	185	358	532	410	331	496	490	309	3159

TABLE A-34. TENANT NON-FAMILY INDIVIDUALS BY INCOME RANGE, BY GROSS SHELTER COST, SHOWING NUMBERS PAYING SHELTER COSTS WITHIN AND BEYOND THEIR INCOME ACCORDING TO THE O.H.C. RENT-TO-INCOME SCALE, TORONTO CENSUS METROPOLITAN AREA, 1961.

Monthly Shelter Cost \$	LOW INCOME			MIDDLE INCOME			HIGH INCOME			TOTAL		
	Total	Within Income	Beyond Income	Total	Within Income	Beyond Income	Total	Within Income	Beyond Income	Total	Within Income	Beyond Income
No Cost	446	446		268	268		69	69		783	783	
Under 20	62	27	35	40	40		10	10		112	77	35
20-29	469	90	379	276	276		75	75		820	441	379
30-39	700	17	683	417	417		113	113		1230	547	683
40-49	657		657	392	351	41	107	107		1156	458	698
50-59	579		579	342	254	88	85	85		1006	339	667
60-69	1145		1145	683	391	292	185	185		2013	576	1437
70-79	1468		1468	877	368	509	227	227		2572	595	1977
80-89	1955		1955	1165	326	839	309	309		3429	635	2794
90-99	4739		4739	2828	558	2270	744	744		8311	1302	7009
100-109	2297		2297	1367	149	1218	360	360		4024	509	3515
110-119	1977		1977	1178	52	1126	310	310		3465	362	3103
120-129	1742		1742	1038		1038	276	273	3	3056	273	2783
130-149	1638		1638	974		974	256	187	69	2868	187	2681
150 plus	1384		1384	819		819	221	108	113	2424	108	2316
Total	21258	580	20678	12664	3450	9214	3347	3162	185	37269	7192	30077

TABLE A-35. TENANT TWO-PERSON FAMILIES BY INCOME RANGE, BY GROSS SHELTER COST, SHOWING NUMBERS PAYING SHELTER COSTS WITHIN AND BEYOND THEIR INCOME ACCORDING TO THE O.H.C. RENT-TO-INCOME SCALE, TORONTO CENSUS METROPOLITAN AREA, 1961.

Monthly Shelter Cost \$	LOW INCOME			MIDDLE INCOME			HIGH INCOME			TOTAL		
	Total	Within Income	Beyond Income	Total	Within Income	Beyond Income	Total	Within Income	Beyond Income	Total	Within Income	Beyond Income
No Cost	591	591		547	547		136	136		1274	1274	
Under 20	25	19	6	22	22		8	8		55	49	6
20-29	66	38	28	51	51		5	5		122	94	28
30-39	143	35	108	54	54		41	41		238	130	108
40-49	448	60	388	211	211		16	16		675	287	388
50-59	553	42	511	442	442		72	72		1067	556	511
60-69	865		865	940	892	48	119	119		1924	1011	913
70-79	878		878	1615	1371	244	327	327		2820	1698	1122
80-89	753		753	2442	1943	499	552	552		3747	2495	1252
90-99	1088		1088	3858	2903	955	1366	1366		6312	4269	2043
100-109	1853		1853	4964	3311	1653	2269	2269		9086	5580	3506
110-119	821		821	3307	1877	1430	2211	2211		6339	4088	2251
120-129	687		687	2227	1096	1131	1767	1767		4681	2863	1818
130-149	614		614	2058	757	1301	2538	2538		5210	3295	1915
150 plus	427		427	1058	120	938	2308	2192	116	3793	2312	1481
Total	9812	785	9027	23796	15597	8199	13735	13619	116	47343	30001	17342

TABLE A-36. TENANT THREE-PERSON FAMILIES BY INCOME RANGE, BY GROSS SHELTER COST, SHOWING NUMBERS PAYING SHELTER COSTS WITHIN AND BEYOND THEIR INCOME ACCORDING TO THE O.H.C. REWIT-TO-INCOME SCALE, TORONTO CENSUS METROPOLITAN AREA, 1961.

Monthly Shelter Cost \$	LOW INCOME			MIDDLE INCOME			HIGH INCOME			TOTAL		
	Total	Within Income	Beyond Income	Total	Within Income	Beyond Income	Total	Within Income	Beyond Income	Total	Within Income	Beyond Income
No Cost	441	441		201	201		46	46		688	688	
Under 20	24	12	12	8	8					32	20	12
20-29	35	22	13	10	10					45	32	13
30-39	75	59	16	25	25		5	5		105	89	16
40-49	269	158	111	60	60		5	5		334	223	111
50-59	518	263	255	111	111		29	29		658	403	255
60-69	803	348	455	266	266		45	45		1114	659	455
70-79	1329	583	746	451	451		68	68		1848	1102	746
80-89	1626	551	1075	856	856		128	128		2610	1535	1075
90-99	1990	558	1432	1532	1532		243	243		3765	2333	1432
100-109	2215	325	1890	2128	2128		413	413		4756	2866	1890
110-119	1618		1618	1768	1755	13	474	474		3860	2229	1631
120-129	1186		1186	1543	1316	227	572	572		3301	1888	1413
130-149	960		960	1392	995	397	949	949		3301	1944	1357
150 plus	691		691	810	345	465	1047	1047		2548	1392	1156
Total	13780	3320	10460	11161	10059	1102	4024	4024		28965	17403	11562

TABLE A-37. TENANT FOUR-PERSON FAMILIES BY INCOME RANGE, BY GROSS SHELTER COST, SHOWING NUMBERS PAYING SHELTER COSTS WITHIN AND BEYOND THEIR INCOME ACCORDING TO THE O.H.C. REWT-TO-INCOME SCALE, TORONTO CENSUS METROPOLITAN AREA, 1961.

Monthly Shelter Cost \$	LOW INCOME			MIDDLE INCOME			HIGH INCOME			TOTAL		
	Total	Within Income	Beyond Income	Total	Within Income	Beyond Income	Total	Within Income	Beyond Income	Total	Within Income	Beyond Income
No Cost	383	383		266	266		69	69		718	718	
Under 20	5	5								5	5	
20-29	21	21		4	4					25	25	
30-39	54	48	6	12	12		2	2		68	62	6
40-49	152	80	72	31	31		7	7		190	118	72
50-59	361	215	146	72	72		14	14		447	301	146
60-69	584	267	317	173	173		15	15		772	455	317
70-79	965	402	563	276	276		7	7		1248	685	563
80-89	1287	487	800	582	582		35	35		1904	1104	800
90-99	1684	492	1192	805	805		69	69		2558	1366	1192
100-109	1859	264	1595	1438	1438		180	180		3477	1882	1595
110-119	1632		1632	1670	1659	11	179	179		3481	1838	1643
120-129	928		928	1382	1195	187	267	267		2577	1462	1115
130-149	937		937	1672	1240	432	358	358		2967	1598	1369
150 plus	757		757	1119	636	483	813	813		2689	1449	1240
Total	11609	2664	8945	9502	8389	1113	2015	2015		23126	13068	10058

TABLE A-38. TENANT FIVE-PERSON FAMILIES BY INCOME RANGE, BY GROSS SHELTER COST, SHOWING NUMBERS PAYING SHELTER COSTS WITHIN AND BEYOND THEIR INCOME ACCORDING TO THE O.H.C. RENT-TO-INCOME SCALE, TORONTO CENSUS METROPOLITAN AREA, 1961.

Monthly Shelter Cost \$	LOW INCOME			MIDDLE INCOME			HIGH INCOME			TOTAL		
	Total	Within Income	Beyond Income	Total	Within Income	Beyond Income	Total	Within Income	Beyond Income	Total	Within Income	Beyond Income
No Cost	170	170		170	170		59	59		399	399	
Under 20												
20-29	16	16		9	9					25	25	
30-39	10	10								10	10	
40-49	67	48	19	10	10		5	5		82	63	19
50-59	166	69	97	39	39					205	108	97
60-69	345	172	173	50	50		10	10		405	232	173
70-79	338	153	185	125	125		5	5		468	283	185
80-89	688	265	423	245	245		29	29		962	539	423
90-99	764	189	575	404	404		26	26		1194	619	575
100-109	898	120	778	649	649		49	49		1596	818	778
110-119	804		804	734	728	6	18	18		1556	746	810
120-129	576		576	540	460	80	174	174		1290	634	656
130-149	640		640	769	507	262	104	104		1513	611	902
150 plus	375		375	712	451	261	341	341		1428	792	636
Total	5857	1212	4645	4456	3847	609	820	820		11133	5879	5254

TABLE A-39

TENANT SIX-PERSON FAMILIES BY INCOME RANGE, BY GROSS SHELTER COST,
SHOWING NUMBERS PAYING SHELTER COSTS WITHIN AND BEYOND THEIR INCOME ACCORDING
TO THE O.H.C. RENT-TO-INCOME SCALE, TORONTO CENSUS METROPOLITAN AREA, 1961.

Monthly Shelter Cost \$	LOW INCOME			MIDDLE INCOME			HIGH INCOME			TOTAL		
	Total	Within Income	Beyond Income	Total	Within Income	Beyond Income	Total	Within Income	Beyond Income	Total	Within Income	Beyond Income
No Cost	95	95		104	104		4	4		203	203	
Under 20												
20-29												
30-39	5	3	2							5	3	2
40-49	31	22	9							31	22	9
50-59	87	49	38	28	28		4	4		119	81	38
60-69	155	64	91	38	38		5	5		198	107	91
70-79	181	65	116	67	67					248	132	116
80-89	235	105	130	113	113					398	418	180
90-99	374	85	289	145	145		5	5		524	235	289
100-109	383	45	338	298	298		4	4		685	347	338
110-119	432		432	218	217	1	15	15		665	232	433
120-129	227		227	226	191	35	41	41		494	232	262
130-149	309		309	284	189	95	24	24		617	213	404
150 plus	176		176	336	183	153	105	105		617	288	329
Total	2740	533	2207	1357	1573	284	207	207		4804	2313	2491

TABLE A-40. TENANT SEVEN-PERSON FAMILIES BY INCOME RANGE, BY GROSS SHELTER COST, SHOWING NUMBERS PAYING SHELTER COSTS WITHIN AND BEYOND THEIR INCOME ACCORDING TO THE O.H.C. RENT-TO-INCOME SCALE, TORONTO CENSUS METROPOLITAN AREA, 1961.

Monthly Shelter Cost \$	LOW INCOME			MIDDLE INCOME			HIGH INCOME			TOTAL		
	Total	Within Income	Beyond Income	Total	Within Income	Beyond Income	Total	Within Income	Beyond Income	Total	Within Income	Beyond Income
No Cost	38	38		45	45		8	8		91	91	
Under 20												
20-29												
30-39	1	1		8	8					9	9	
40-49	20	13	7							20	13	7
50-59	45	25	20	5	5					50	30	20
50-69	73	26	47	18	18					91	44	47
70-79	114	52	62	33	33		3	3		150	88	62
80-89	131	43	83	30	30		5	5		166	83	83
90-99	163	42	121	45	45					208	87	121
100-109	244	20	224	72	72		9	9		325	101	224
110-119	204		204	73	72	1	13	13		290	85	205
120-129	118		118	48	39	9	17	17		183	56	127
130-149	97		97	136	109	27	12	12		245	121	124
150 plus	65		65	171	100	71	31	31		267	131	136
Total	1313	265	1048	684	576	108	98	98		2095	939	1156

TABLE A-41. TENANT EIGHT-PLUS PERSON FAMILIES BY INCOME RANGE, BY GROSS SHELTER COST, SHOWING NUMBERS PAYING SHELTER COSTS WITHIN AND BEYOND THEIR INCOME ACCORDING TO THE O.H.C. RENT-TO-INCOME SCALE, TORONTO CENSUS METROPOLITAN AREA, 1961.

Monthly Shelter Cost \$	LOW INCOME			MIDDLE INCOME			HIGH INCOME			TOTAL		
	Total	Within Income	Beyond Income	Total	Within Income	Beyond Income	Total	Within Income	Beyond Income	Total	Within Income	Beyond Income
No Cost	22	22		29	29					51	51	
Under 20												
20-29												
30-39	5		5							5		5
40-49	14	14		11	11					25	25	
50-59	40	21	19	4	4					44	25	19
60-69	31	8	23							31	8	23
70-79	103	25	78	21	21		2	2		126	48	78
80-89	76	23	53	50	50					126	73	53
90-99	103	29	74	36	36					139	65	74
100-109	132	8	124	60	60					192	68	124
110-119	144		144	66	65	1	2	2		212	67	145
120-129	66		66	61	50	11	17	17		144	67	77
130-149	110		110	162	126	36	12	12		284	138	146
150 plus	75		75	79	34	45	23	23		177	57	120
Total	921	150	771	579	486	93	56	56		1556	692	864

TABLE A-42. LODGER NON-FAMILY INDIVIDUALS BY INCOME RANGE, BY GROSS SHELTER COST, SHOWING NUMBERS PAYING SHELTER COSTS WITHIN AND BEYOND THEIR INCOME ACCORDING TO THE O.H.C. RENT-TO-INCOME SCALE, TORONTO CENSUS METROPOLITAN AREA, 1961.

Monthly Shelter Cost \$	LOW INCOME			MIDDLE INCOME			HIGH INCOME			TOTAL		
	Total	Within Income	Beyond Income	Total	Within Income	Beyond Income	Total	Within Income	Beyond Income	Total	Within Income	Beyond Income
No Cost	8440	8440		5503	5503		773	773		14716	14716	
Under 20	2411	1051	1360	1573	1573		220	220		4204	2844	1360
20-29	13262	2928	10334	8649	8649		1215	1215		23126	12792	10334
30-39	33387	1031	32356	21764	21764		3054	3054		58205	25849	32356
40-49	7009		7009	4028	4028	541	641	641		12219	4669	7550
50-59	7460		7460	4865	3428	1437	682	682		13007	4110	8897
60-69	2939		2939	1918	1018	900	267	267		5124	1285	3839
70-79	451		451	295	108	187	42	42		788	150	638
80-89												
90-99												
100-109												
110-119												
120-129												
130-149												
150 plus												
Total	75359	13450	61909	49136	46071	3065	6894	6894		131389	66415	64974

TABLE A-43. LODGER TWO-PERSON FAMILIES BY INCOME RANGE, BY GROSS SHELTER COST, SHOWING NUMBERS PAYING SHELTER COSTS WITHIN AND BEYOND THEIR INCOME ACCORDING TO THE O.H.C. RENT-TO-INCOME SCALE, TORONTO CENSUS METROPOLITAN AREA, 1961.

Monthly Shelter Cost \$	LOW INCOME			MIDDLE INCOME			HIGH INCOME			TOTAL		
	Total	Within Income	Beyond Income	Total	Within Income	Beyond Income	Total	Within Income	Beyond Income	Total	Within Income	Beyond Income
No Cost	828	828		1060	1060		162	162		2050	2050	
Under 20	129	98	31	165	165		25	25		319	288	31
20-29	398	230	168	509	509		78	78		985	817	168
30-39	410	156	254	522	522		80	80		1012	758	254
40-49	2090	547	1543	2667	2667		407	407		5164	3621	1543
50-59	3187	376	2811	4069	4069		623	623		7879	5068	2811
60-69	2844		2844	3629	3444	185	555	555		7028	3999	3029
70-79	549		549	702	572	130	107	107		1358	679	679
80-89	333		333	426	288	138	66	66		825	354	471
90-99												
100-109												
110-119												
120-129												
130-149												
150 plus												
Total	10768	2235	8533	13749	13296	453	2103	2103		26620	17634	8986

TABLE A-44. LODGER THREE-PERSON FAMILIES BY INCOME RANGE, BY GROSS SHELTER COST, SHOWING NUMBERS PAYING SHELTER COSTS WITHIN AND BEYOND THEIR INCOME ACCORDING TO THE O.H.C. RENT-TO-INCOME SCALE, TORONTO CENSUS METROPOLITAN AREA, 1961.

Monthly Shelter Cost \$	LOW INCOME			MIDDLE INCOME			HIGH INCOME			TOTAL		
	Total		Beyond Income	Total		Beyond Income	Total		Beyond Income	Total		Beyond Income
	Within Income	Income		Within Income	Income		Within Income	Income		Within Income	Income	
No Cost	479	479		160	160		21	21		660	660	
Under 20	98	86	12	33	33		4	4		135	123	12
20-29	123	95	28	41	41		5	5		169	141	28
30-39	147	98	49	49	49		7	7		203	154	49
40-49	528	316	212	177	177		23	23		728	516	212
50-59	2588	1347	1241	873	873		113	113		3574	2333	1241
60-69	4623	1934	2689	1556	1556		202	202		6381	3692	2689
70-79	2206	713	1493	743	743		96	96		3045	1552	1493
80-89	1104	247	857	372	372		47	47		1523	666	857
90-99	183	27	156	63	63		8	8		254	98	156
100-109												
110-119	183		183	63	62	1	8	8		254	70	184
120-129												
130-149												
150 plus												
Total	12262	5342	6920	4130	4129	1	534	534		16926	10005	6921

TABLE A-45. LODGER FOUR-PERSON FAMILIES BY INCOME RANGE, BY GROSS SHELTER COST, SHOWING NUMBERS PAYING SHELTER COSTS WITHIN AND BEYOND THEIR INCOME ACCORDING TO THE O.H.C. RENT-TO-INCOME SCALE, TORONTO CENSUS METROPOLITAN AREA, 1961.

Monthly Shelter Cost \$	LOW INCOME			MIDDLE INCOME			HIGH INCOME			TOTAL		
	Total	Within Income	Beyond Income	Total	Within income	Beyond Income	Total	Within Income	Beyond Income	Total	Within Income	Beyond Income
No Cost	146	146		48	48		6	6		200	200	
Under 20	29	26	3	10	10		1	1		40	37	3
20-29	36	28	8	12	12					48	40	8
30-39	46	31	15	16	16		2	2		64	49	15
40-49	71	45	26	23	23		2	2		96	70	26
50-59	862	463	399	283	283		33	33		1178	779	399
60-69	2113	900	1213	694	694		80	80		2887	1674	1213
70-79	1448	468	980	477	477		55	55		1980	1000	980
80-89	892	195	697	294	294		33	33		1219	522	697
90-99	111	16	95	37	37		4	4		152	57	95
100-109	111	7	104	36	36		4	4		151	47	104
110-119												
120-129												
130-149												
150 plus												
Total	5865	2325	3540	1930	1930		220	220		8015	4475	3540

TABLE A-46. LODGER FIVE-PERSON FAMILIES BY INCOME RANGE, BY GROSS SHELTER COST, SHOWING NUMBERS PAYING SHELTER COSTS WITHIN AND BEYOND THEIR INCOME ACCORDING TO THE O.H.C. RENT-TO-INCOME SCALE, TORONTO CENSUS METROPOLITAN AREA, 1961.

Monthly Shelter Cost \$	LOW INCOME			MIDDLE INCOME			HIGH INCOME			TOTAL		
	Total	Within Income	Beyond Income	Total	Within Income	Beyond Income	Total	Within Income	Beyond Income	Total	Within Income	Beyond Income
No Cost	20	20		7	7					27	27	
Under 20	4	4		2	2					6	6	
20-29	6	4	2	2	2					8	6	2
30-39	6	4	2	3	3					9	7	2
40-49	7	4	3	3	3					10	7	3
50-59	77	40	37	26	26		1	1		104	67	37
60-69	435	181	254	156	156		3	3		594	340	254
70-79	553	180	373	198	198		4	4		755	382	373
80-89	163	36	127	58	58		1	1		222	95	127
90-99	33	5	28	12	12		1	1		46	18	28
100-109	33	2	31	12	12		1	1		46	15	31
110-119	34		34	13	13					47	13	34
120-129												
130-149												
150 plus												
Total	1371	480	891	492	492		11	11		1874	983	891

TABLE A-47. LODGER SIX-PERSON FAMILIES BY INCOME RANGE, BY GROSS SHELTER COST, SHOWING NUMBERS PAYING SHELTER COSTS WITHIN AND BEYOND THEIR INCOME ACCORDING TO THE O.H.C. RENT-TO-INCOME SCALE, TORONTO CENSUS METROPOLITAN AREA, 1961.

Monthly Shelter Cost \$	LOW INCOME			MIDDLE INCOME			HIGH INCOME			TOTAL		
	Total	Within Income	Beyond Income	Total	Within Income	Beyond Income	Total	Within Income	Beyond Income	Total	Within Income	Beyond Income
No Cost	11	11		5	5					16	16	
Under 20	3	3								3	3	
20-29	3	3		2	2					5	5	
30-39	6	4	2	2	2					8	6	2
40-49	6	3	3	3	3					9	6	3
50-59	8	4	4	3	3					11	7	4
60-69	80	33	47	30	30		1	1		111	64	47
70-79	582	189	393	212	212		9	9		803	410	393
80-89	218	49	169	80	80		3	3		301	132	169
90-99	146	22	124	53	53		2	2		201	77	124
100-109												
110-119	73		73	27	27		1	1		101	28	73
120-129												
130-149												
150 plus												
Total	1136	321	815	417	417		16	16		1569	754	815

TABLE A-48. LODGER SEVEN-PERSON FAMILIES BY INCOME RANGE, BY GROSS SHELTER COST, SHOWING NUMBERS PAYING SHELTER COSTS WITHIN AND BEYOND THEIR INCOME ACCORDING TO THE O.H.C. RENT-TO-INCOME SCALE, TORONTO CENSUS METROPOLITAN AREA, 1961.

Monthly Shelter Cost \$	LOW INCOME			MIDDLE INCOME			HIGH INCOME			TOTAL		
	Total	Within Income	Beyond Income	Total	Within Income	Beyond Income	Total	Within Income	Beyond Income	Total	Within Income	Beyond Income
No Cost	4	4		1	1					5	5	
Under 20												
20-29				2	2					2	2	
30-39	3	3		1	1					4	4	
40-49	4	3	1	1	1					5	4	1
50-59	3	2	1	3	3					6	5	1
60-69	67	34	33	39	39		1	1		107	74	33
70-79	316	131	185	180	180		6	6		502	317	185
80-89	127	39	88	74	74		1	1		202	114	88
90-99	63	13	50	37	37		1	1		101	51	50
100-109												
110-119												
120-129												
130-149												
150 plus												
Total	587	229	358	338	338		9	9		934	576	358

TABLE A-49. LODGER EIGHT-PLUS PERSON FAMILIES BY INCOME RANGE, BY GROSS SHELTER COST, SHOWING NUMBERS PAYING SHELTER COSTS WITHIN AND BEYOND THEIR INCOME ACCORDING TO THE O.H.C. RENT-TO-INCOME SCALE, TORONTO CENSUS METROPOLITAN AREA, 1961.

Monthly Shelter Cost \$	LOW INCOME			MIDDLE INCOME			HIGH INCOME			TOTAL		
	Total	Within Income	Beyond Income	Total	Within Income	Beyond Income	Total	Within Income	Beyond Income	Total	Within Income	Beyond Income
No Cost				1		1				1		1
Under 20				1		1				1		1
20-29				1		1				1		1
30-39	1		1							1		1
40-49	19	13	6	12		12				31	25	6
50-59	19	12	7	12		12				31	24	7
60-69	39	21	18	23		23				62	44	18
70-79	59	25	34	33		33				92	58	34
80-89	76	23	53	44		44				120	67	53
90-99	76	16	60	44		44				120	60	60
100-109	18	2	16	12		12				30	14	16
110-119	38		38	22		22				60	22	38
120-129												
130-149												
150 plus												
Total	345	113	232	205		205				550	318	232

TABLE A-50. OWNER NON-FAMILY INDIVIDUALS BY INCOME RANGE, BY GROSS SHELTER COST, SHOWING NUMBERS PAYING SHELTER COSTS WITHIN AND BEYOND THEIR INCOME ACCORDING TO THE O.H.C. RENT-TO-INCOME SCALE, TORONTO CENSUS METROPOLITAN AREA, 1961.

Monthly Shelter Cost \$	LOW INCOME			MIDDLE INCOME			HIGH INCOME			TOTAL		
	Total	Within Income	Beyond Income	Total	Within Income	Beyond Income	Total	Within Income	Beyond Income	Total	Within Income	Beyond Income
No Cost												
Under 20												
20-29	1666	454	1212	1784	1784		656	656		4106	2894	1212
30-39	1666	68	1598	1784	1784		656	656		4106	2508	1598
40-49	1667		1667	1785	1633	152	657	657		4109	2290	1819
50-59	714		714	766	594	172	281	281		1761	875	886
60-69	2026		2026	2168	1326	842	796	796		4990	2122	2868
70-79	357		357	382	176	206	141	141		880	317	563
80-89	358		358	381	119	262	141	141		880	260	620
90-99												
100-109	2024		2024	2168	258	1910	798	798		4990	1056	3934
110-119												
120-129	358		358	383		383	139	110	29	880	110	770
130-149	358		358	383		383	139	60	79	880	60	820
150-174												
175 plus	3097		3097	3317		3317	1218	192	1026	7632	192	7440
Total	14291	522	13769	15301	7674	7627	5622	4488	1134	35214	12684	22530

TABLE A-51. OWNER TWO-PERSON FAMILIES BY INCOME RANGE, BY GROSS SHELTER COST, SHOWING NUMBERS PAYING SHELTER COSTS WITHIN AND BEYOND THEIR INCOME ACCORDING TO THE O.H.C. RENT-TO-INCOME SCALE, TORONTO CENSUS METROPOLITAN AREA, 1961.

Monthly Shelter Cost \$	LOW INCOME			MIDDLE INCOME			HIGH INCOME			TOTAL		
	Total	Within Income	Beyond Income	Total	Within Income	Beyond Income	Total	Within Income	Beyond Income	Total	Within Income	Beyond Income
No Cost												
Under 20												
20-29	165	104	61	240	240		127	127		532	471	61
30-39	3932	1776	2156	5743	5743		3018	3018		12693	10537	2156
40-49	5209	1835	3374	7605	7605		3998	3998		16812	13438	3374
50-59	832	195	637	1215	1215		639	639		2686	2049	637
60-69	665	58	607	971	971		510	510		2146	1539	607
70-79	1110		1110	1619	1565	54	850	850		3579	2415	1164
80-89	1275		1275	1859	1591	268	977	977		4111	2568	1543
90-99	333		333	485	366	119	255	255		1073	621	452
100-109	1550		1550	2263	1463	800	1190	1190		5003	2653	2350
110-119	2383		2383	3478	1871	1607	1829	1829		7690	3700	3990
120-129	941		941	1376	601	775	721	721		3038	1322	1716
130-149	2990		2990	4370	1245	3125	2295	2295		9655	3540	6115
150-174	2326		2326	3398	545	2853	1785	1785		7509	2330	5179
175 plus	2880		2880	4205		4205	2210	2072	138	9295	2072	7223
Total	26591	3968	22623	38827	25021	13806	20404	20266	138	85822	49255	36567

TABLE A-52. OWNER THREE-PERSON FAMILIES BY INCOME RANGE, BY GROSS SHELTER COST, SHOWING NUMBERS PAYING SHELTER COSTS WITHIN AND BEYOND THEIR INCOME ACCORDING TO THE O.H.C. RENT-TO-INCOME SCALE, TORONTO CENSUS METROPOLITAN AREA, 1961.

Monthly Shelter Cost \$	LOW INCOME			MIDDLE INCOME			HIGH INCOME			TOTAL		
	Total	Within Income	Beyond Income	Total	Within Income	Beyond Income	Total	Within Income	Beyond Income	Total	Within Income	Beyond Income
No Cost												
Under 20												
20-29												
30-39	180	166	14	166	166		79	79		425	411	14
40-49	2660	2339	321	2427	2427		1146	1146		6233	5912	321
50-59	1693	1407	286	1544	1544		729	729		3966	3680	286
60-69	363	273	90	330	330		156	156		849	759	90
70-79	1330	901	429	1214	1214		573	573		3117	2688	429
80-89	1511	865	646	1379	1379		651	651		3541	2895	646
90-99	546	252	294	499	499		236	236		1281	987	294
100-109	2660	906	1754	2427	2427		1146	1146		6233	4479	1754
110-119	1511	333	1178	1379	1379		651	651		3541	2363	1178
120-129	4962	537	4425	4531	4531		2137	2137		11630	7205	4425
130-149	4112		4112	3754	3484	270	1771	1771		9637	5255	4382
150-174	3569		3569	3257	2406	851	1537	1537		8363	3943	4420
175 plus	2783		2783	2539	1101	1438	1199	1199		6521	2300	4221
Total	27880	7979	19901	25446	22887	2559	12011	12011		65337	42877	22460

TABLE A-53. OWNER FOUR-PERSON FAMILIES BY INCOME RANGE, BY GROSS SHELTER COST, SHOWING NUMBERS PAYING SHELTER COSTS WITHIN AND BEYOND THEIR INCOME ACCORDING TO THE O.H.C. RENT-TO-INCOME SCALE, TORONTO CENSUS METROPOLITAN AREA, 1961.

Monthly Shelter Cost \$	LOW INCOME			MIDDLE INCOME			HIGH INCOME			TOTAL		
	Total	Within Income	Beyond Income	Total	Within Income	Beyond Income	Total	Within Income	Beyond Income	Total	Within Income	Beyond Income
No Cost												
Under 20												
20-29												
30-39												
40-49	1657	1479	178	1269	1269		1124	1124		4050	3872	178
50-59	181	154	27	140	140		123	123		444	417	27
60-69	1011	786	225	773	773		685	685		2469	2244	225
70-79	1373	973	400	1052	1052		932	932		3357	2957	400
80-89	2487	1509	978	1907	1907		1688	1688		6082	5104	978
90-99	3392	1670	1722	2600	2600		2303	2303		8295	6573	1722
100-109	2564	946	1618	1965	1965		1741	1741		6270	4652	1618
110-119	2020	498	1522	1547	1547		1371	1371		4938	3416	1522
120-129	3209	423	2786	2461	2461		2181	2181		7851	5065	2786
130-149	5486		5486	4203	3946	257	3725	3725		13414	7671	5743
150-174	1554		1554	1191	837	354	1056	1056		3801	1893	1908
175 plus	5853		5853	4482	1535	2947	3970	3970		14305	5505	8800
Total	30787	8438	22349	23590	20032	3558	20899	20899		75276	49369	25907

TABLE A-54. OWNER FIVE-PERSON FAMILIES BY INCOME RANGE, BY GROSS SHELTER COST, SHOWING NUMBERS PAYING SHELTER COSTS WITHIN AND BEYOND THEIR INCOME ACCORDING TO THE O.H.C. RENT-TO-INCOME SCALE, TORONTO CENSUS METROPOLITAN AREA, 1961.

Monthly Shelter Cost \$	LOW INCOME			MIDDLE INCOME			HIGH INCOME			TOTAL		
	Total	Within Income	Beyond Income	Total	Within Income	Beyond Income	Total	Within Income	Beyond Income	Total	Within Income	Beyond Income
No Cost												
Under 20												
20-29												
30-39												
40-49	956	845	111	1237	1237		211	211		2404	2293	111
50-59	117	99	18	151	151	151	25	25		293	275	18
60-69	116	90	26	152	152		25	25		293	267	26
70-79	1914	1352	562	2475	2475	2475	423	423		4812	4250	562
80-89	1425	862	563	1843	1843		315	315		3583	3020	563
90-99												
100-109	469	170	299	606	606		104	104		1179	880	299
110-119	351	84	267	454	454		77	77		882	615	267
120-129	3452	413	3039	4470	4470		764	764		8686	5647	3039
130-149	2966		2966	3661	3661	180	656	656		7463	4317	3146
150-174	2615		2615	2767	2767	620	578	578		6580	3345	3235
175 plus	2009		2009	1589	1589	1012	445	445		5055	2034	3021
Total	16390	3915	12475	21217	19405	1812	3623	3623		41230	26943	14287

TABLE A-55.

OWNER SIX-PERSON FAMILIES BY INCOME RANGE, BY GROSS SHELTER COST, SHOWING NUMBERS PAYING SHELTER COSTS WITHIN AND BEYOND THEIR INCOME ACCORDING TO THE O.H.C. RENT-TO-INCOME SCALE, TORONTO CENSUS METROPOLITAN AREA, 1961.

Monthly Shelter Cost \$	LOW INCOME			MIDDLE INCOME			HIGH INCOME			TOTAL		
	Total	Within Income	Beyond Income	Total	Within Income	Beyond Income	Total	Within Income	Beyond Income	Total	Within Income	Beyond Income
No Cost												
Under 20												
20-29												
30-39												
40-49	1012	925	87	1342	1342		321	321		2675	2588	87
50-59												
60-69												
70-79												
80-89												
90-99												
100-109	216	89	127	288	288		69	69		573	446	127
110-119												
120-129	1230	208	1022	1628	1628		390	390		3248	2226	1022
130-149	1012		1012	1342	1329	13	321	321		2675	1650	1025
150-174	216		216	288	247	41	69	69		573	316	257
175 plus	2099		2099	2779	1798	981	664	664		5542	2462	3080
Total	5785	1222	4563	7667	6632	1035	1834	1834		15286	9688	5598

TABLE A-56. OWNER SEVEN-PERSON FAMILIES BY INCOME RANGE, BY GROSS SHELTER COST, SHOWING NUMBERS PAYING SHELTER COSTS WITHIN AND BEYOND THEIR INCOME ACCORDING TO THE O.H.C. RENT-TO-INCOME SCALE, TORONTO CENSUS METROPOLITAN AREA, 1961.

Monthly Shelter Cost \$	LOW INCOME			MIDDLE INCOME			HIGH INCOME			TOTAL		
	Total	Within Income	Beyond Income	Total	Within Income	Beyond Income	Total	Within Income	Beyond Income	Total	Within Income	Beyond Income
No Cost												
Under 20												
20-29												
30-39												
40-49												
50-59	364	336	28	625	625		181	181		1170	1142	28
50-69												
70-79												
80-89												
90-99												
100-109	213	96	117	365	365		105	105		683	566	117
110-119												
120-129												
130-149	364	5	359	625	625		181	181		1170	811	359
150-174	151		151	261	223	38	76	76		488	299	189
175 plus	424		424	729	463	266	211	211		1364	674	690
Total	1516	437	1079	2605	2301	304	754	754		4875	3452	1383

TABLE A-57. OWNER EIGHT-PLUS PERSON FAMILIES BY INCOME RANGE, BY GROSS SHELTER COST, SHOWING NUMBERS PAYING SHELTER COSTS WITHIN AND BEYOND THEIR INCOME ACCORDING TO THE O.H.C. RENT-TO-INCOME SCALE, TORONTO CENSUS METROPOLITAN AREA, 1961.

Monthly Shelter Cost \$	LOW INCOME			MIDDLE INCOME			HIGH INCOME			TOTAL		
	Total	Within Income	Beyond Income	Total	Within Income	Beyond Income	Total	Within Income	Beyond Income	Total	Within Income	Beyond Income
No Cost												
Under 20												
20-29												
30-39												
40-49												
50-59												
60-69	151	132	19	233	233	90	90	90	474	455	19	
70-79												
80-89												
90-99	706	414	292	1087	1087	418	418	418	2211	1919	292	
100-109												
110-119												
120-129												
130-149												
150-174												
175 plus	152		152	232	151	81	90	90	474	241	233	
Total	1009	546	463	1552	1471	81	598	598	3159	2615	544	

TABLE A-58. FAMILY SIZE, INCOME AND SHELTER COST RELATIONSHIPS, HOUSING MARKET MODEL, TORONTO CENSUS METROPOLITAN AREA, 1961.

INCOME RANGE	SIZE	OWNERS			TENANTS			OWNERS AND TENANTS COMBINED			LODGERS			OWNERS, TENANTS AND LODGERS COMBINED		
		TOTAL	Shelter Within Income	Shelter Beyond Income	TOTAL	Shelter Within Income	Shelter Beyond Income	TOTAL	Shelter Within Income	Shelter Beyond Income	TOTAL	Shelter Within Income	Shelter Beyond Income	TOTAL	Shelter Within Income	Shelter Beyond Income
LOW	Non-Family Individuals	14291	522	13769	21258	580	20678	35549	1102	34447	75359	13450	61909	110908	14552	96356
	Two-person families	26591	3968	22623	9812	785	9027	36403	4753	31650	10768	2235	8533	47171	6988	40183
	Three-person "	27880	7979	19901	13780	3320	10460	41660	11299	30361	12262	5342	6920	53922	16641	37281
	Four-person "	30787	8438	22349	11609	2664	8945	42396	11102	31294	5865	2325	3540	48261	13427	34834
	Five-person "	16390	3915	12475	5857	1212	4645	22247	5127	17120	1371	480	891	23618	5607	18011
	Six-person "	5795	1222	4563	2740	533	2207	8525	1755	6770	1136	321	815	9661	2076	7585
	Seven-person "	1516	437	1079	1313	265	1048	2829	702	2127	597	229	358	3416	931	2485
	Eight-plus person families	1009	546	463	921	150	771	1930	696	1234	345	113	232	2275	809	1466
	Total Families	109958	26505	83453	46032	8929	37103	155990	35434	120556	32334	11045	21269	188324	46479	141845
	Grand Total	124249	27027	97222	67290	9509	57781	191539	36536	155003	107693	24495	83198	299232	61031	238201
MIDDLE	Non-Family Individuals	15301	7674	7627	12664	3450	9214	27965	11124	16841	49136	46071	3065	77101	57195	19906
	Two-person families	38827	25021	13806	23796	15597	8199	62623	40618	22005	13749	13296	453	76372	53914	22458
	Three-person "	25446	22887	2559	11161	10059	1102	36607	32946	3661	4130	4129	1	40737	37075	3662
	Four-person "	23590	20032	3558	9502	8389	1113	33092	28421	4671	1930	1930		35022	30351	4671
	Five-person "	21217	19405	1812	4456	3947	609	25673	23252	2421	492	492		26165	23714	2421
	Six-person "	7667	6632	1035	1857	1573	284	9524	8205	1319	417	417		9941	8622	1319
	Seven-person "	2605	2301	304	684	576	108	2877	2877	412	338	338		3627	3215	412
	Eight-plus person families	1552	1471	81	572	486	93	2131	1957	174	205	205		2336	2162	174
	Total Families	120904	97749	23155	52035	40527	11508	172939	138276	34663	21261	20807	454	194200	159083	35117
	Grand Total	136205	105423	30782	64699	43977	20722	200904	149400	51504	70397	66878	3519	271301	216278	55023
HIGH	Non-Family Individuals	5622	4488	1134	3347	3162	185	8969	7650	1319	6894	6894		15863	14544	1319
	Two-person families	20404	20266	138	13735	13619	116	34139	33885	254	2103	2103		36242	35988	254
	Three-person "	12011	12011		4024	4024		16035	16035		534	534		16569	16569	
	Four-person "	20899	20899		2015	2015		22914	22914		220	220		23134	23134	
	Five-person "	3623	3623		820	820		4443	4443		11	11		4454	4454	
	Six-person "	1834	1834		207	207		2041	2041		16	16		2057	2057	
	Seven-person "	754	754		98	98		852	852		9	9		861	861	
	Eight-plus person families	598	598		56	56		654	654					654	654	
	Total Families	60123	59985	138	20955	20839	116	81078	80824	254	2893	2893		83971	83717	254
	Grand Total	65745	64473	1272	24302	24001	301	90047	88474	1573	9787	9787		99834	98261	1573
TOTAL	Non-Family Individuals	35214	12684	22530	37269	7192	30077	72483	19876	52607	131389	66415	61974	203872	86291	117581
	Two-person families	85822	49255	36567	47343	30001	17342	133165	70256	53909	26620	17634	8986	159785	96890	62895
	Three-person "	65337	42877	22460	28965	17403	11562	94302	60280	34022	16926	10005	6921	111228	70285	40943
	Four-person "	75276	49369	25907	23126	13068	10058	98402	62437	35965	8015	4475	3540	106417	66912	39505
	Five-person "	41230	26943	14287	11133	5979	5254	52363	32822	19541	1874	983	891	54237	33805	20432
	Six-person "	15286	9688	5598	4804	2313	2491	20090	12001	8089	1569	754	815	21659	12755	8904
	Seven-person "	4875	3492	1383	2095	939	1156	6970	4431	2539	934	576	358	7904	5007	2897
	Eight-plus person families	3159	2615	544	1556	692	864	4715	3307	1408	550	318	232	5265	3625	1640
	Total Families	290985	184239	106746	119022	70295	48727	410007	251534	155473	56488	34745	21743	466495	289279	177216
	Grand Total	326199	196923	129276	156291	77487	78804	482490	274410	208080	187877	101160	86717	670367	375570	294797

TABLE A-59. OCCUPIED DWELLINGS, ADEQUATE AND INADEQUATE BY TYPE OF INADEQUACY,
TORONTO CENSUS METROPOLITAN AREA, 1961.

Adequate		402609
Inadequate:		
crowded only	29119	
shared only	24927	
in poor condition only	7253	
crowded and shared	15088	
crowded and in poor condition	2104	
shared and in poor condition	390	
crowded, shared and in poor condition	1000	
total inadequate		79881
Total		482490

TABLE A-60. OWNER AND TENANT NON-FAMILY INDIVIDUALS AND FAMILIES BY SIZE AND INCOME RANGE, LIVING IN SHELTER CLASSIFIED AS INADEQUATE BECAUSE OF POOR CONDITION ALONE, OR POOR CONDITION AND OVERCROWDING, TORONTO CENSUS METROPOLITAN AREA, 1961.

INCOME RANGE	FAMILIES									GRAND TOTAL
	INDIVIDUALS	2 Persons	3 Persons	4 Persons	5 Persons	6 Persons	7 Persons	8-Plus Persons	Total	
LOW	997	1250	888	926	494	189	66	48	3861	4858
MIDDLE	917	1151	816	852	454	174	60	44	3551	4468
HIGH	6	9	6	6	3	1			25	31
Total	1920	2410	1710	1784	951	364	126	92	7437	9357

TABLE A-61. OWNER AND TENANT NON-FAMILY INDIVIDUALS AND FAMILIES BY SIZE AND INCOME RANGE, LIVING IN SHELTER CLASSIFIED AS INADEQUATE BECAUSE OF POOR CONDITION AND SHARING, OR POOR CONDITION, SHARING AND OVERCROWDING, TORONTO CENSUS METROPOLITAN AREA, 1961.

INCOME RANGE	INDIVIDUALS	FAMILIES								GRAND TOTAL
		2 Persons	3 Persons	4 Persons	5 Persons	6 Persons	7 Persons	8-Plus Persons	Total	
LOW		306	194	92	22	18	11	6	649	649
MIDDLE		323	206	97	23	19	11	7	686	686
HIGH		25	16	8	2	2	1	1	55	55
Total		654	416	197	47	39	23	14	1390	1390

TABLE A-62. OWNER AND TENANT NON-FAMILY INDIVIDUALS AND FAMILIES BY SIZE AND INCOME RANGE, LIVING IN SHELTER CLASSIFIED AS INADEQUATE BECAUSE OF SHARING ALONE, OR SHARING AND OVERCROWDING, TORONTO CENSUS METROPOLITAN AREA, 1961.

INCOME RANGE	INDIVIDUALS	FAMILIES							GRAND TOTAL
		2 Persons	3 Persons	4 Persons	5 Persons	6 Persons	7 Persons	8-plus persons	Total
LOW		8802	5595	2650	620	519	308	181	18675
MIDDLE		9310	5919	2803	656	549	326	192	19755
HIGH		747	475	225	53	44	26	15	1585
Total		18859	11989	5678	1329	1112	660	388	40015

TABLE A-63. OWNER AND TENANT NON-FAMILY INDIVIDUALS AND FAMILIES BY SIZE AND INCOME RANGE, LIVING IN SHELTER CLASSIFIED AS INADEQUATE BECAUSE OF OVERCROWDING ALONE, TORONTO CENSUS METROPOLITAN AREA, 1961.

INCOME RANGE	INDIVIDUALS	FAMILIES								GRAND TOTAL
		2 Persons	3 Persons	4 Persons	5 Persons	6 Persons	7 Persons	8-plus persons	Total	
LOW	376	366	493	1545	2373	2453	2436	2325	11991	12367
MIDDLE	469	456	615	1926	2959	3056	3038	2899	14949	15418
HIGH	41	39	53	167	256	264	263	251	1293	1334
Total	886	861	1161	3638	5588	5773	5737	5475	28233	29119

TABLE A-64.

LODGER NON-FAMILY INDIVIDUALS AND FAMILIES BY SIZE AND INCOME RANGE, LIVING IN SHELTER CLASSIFIED AS INADEQUATE BECAUSE OF POOR CONDITION ALONE, OR POOR CONDITION AND OVERCROWDING, TORONTO CENSUS METROPOLITAN AREA, 1961.

INCOME RANGE	FAMILIES								GRAND TOTAL	
	INDIVIDUALS	2 Persons	3 Persons	4 Persons	5 Persons	6 Persons	7 Persons	8-plus persons		Total
LOW	1784	79	47	33	18	8	3	4	192	1976
MIDDLE	961	42	26	18	9	4	2	2	103	1064
HIGH										
Total	2745	121	73	51	27	12	5	6	295	3040

TABLE A-65.

LODGER NON-FAMILY INDIVIDUALS AND FAMILIES BY SIZE AND INCOME RANGE, LIVING IN SHELTER CLASSIFIED AS INADEQUATE BECAUSE OF POOR CONDITION AND SHARING, OR POOR CONDITION, SHARING AND OVERCROWDING, TORONTO CENSUS METROPOLITAN AREA, 1961.

INCOME RANGE	INDIVIDUALS	FAMILIES							GRAND TOTAL
		2 Persons	3 Persons	4 Persons	5 Persons	6 Persons	7 persons	8-plus persons	Total
LOW		471	297	141	33	28	12	10	992
MIDDLE		294	185	87	20	17	7	6	616
HIGH		8	5	3	1	1			18
Total		773	487	231	54	46	19	16	1626

TABLE A-66. LODGER NON-FAMILY INDIVIDUALS AND FAMILIES BY SIZE AND INCOME RANGE, LIVING IN SHELTER CLASSIFIED AS INADEQUATE BECAUSE OF SHARING ALONE, OR SHARING AND OVERCROWDING, TORONTO CENSUS METROPOLITAN AREA, 1961.

INCOME RANGE	INDIVIDUALS	FAMILIES							GRAND TOTAL
		2 Persons	3 Persons	4 Persons	5 Persons	6 Persons	7 Persons	8-plus persons	Total
LOW		13459	8555	4052	948	794	471	277	28556
MIDDLE		8361	5316	2518	589	493	293	172	17742
HIGH		244	154	73	17	14	8	5	515
Total		22064	14025	6643	1554	1301	772	454	46813

TABLE A-67.

LODGER NON-FAMILY INDIVIDUALS AND FAMILIES BY SIZE AND INCOME RANGE,
LIVING IN SHELTER CLASSIFIED AS INADEQUATE BECAUSE OF OVERCROWDING ALONE,
TORONTO CENSUS METROPOLITAN AREA, 1961.

INCOME RANGE	FAMILIES									GRAND TOTAL
	INDIVIDUALS	2 Persons	3 Persons	4 Persons	5 Persons	6 Persons	7 Persons	8+plus persons	Total	
LOW	6814	105	63	44	23	11	4	5	255	7069
MIDDLE	4585	71	42	29	16	7	3	3	171	4756
HIGH	151	2	1	1	1	—	—	—	5	156
Total	11550	178	106	74	40	18	7	8	431	11981

TABLE A-69. HOUSING MARKET MODEL, TORONTO CENSUS METROPOLITAN AREA, 1961.
MIDDLE INCOME INDIVIDUALS AND FAMILIES BY SIZE, BY RELATIONSHIP OF SHELTER COST TO INCOME AND BY ADEQUACY OF SHELTER.

SIZE	COST WITHIN OR BEYOND INCOME	ALL SHELTER UNITS	ADEQUATE				ALL INADEQUATE UNITS				IN ADEQUATE				LODGE OCCUPIED UNITS			
			TOTAL	Condition Alone or Condition and Overcrowding	Sharing Alone or Sharing and Overcrowding	Overcrowding Alone	TOTAL	Condition Alone or Condition and Overcrowding	Sharing Alone or Sharing and Overcrowding	Overcrowding Alone	TOTAL	Condition Alone or Condition and Overcrowding	Sharing Alone or Sharing and Overcrowding	Overcrowding Alone	TOTAL	Condition Alone or Condition and Overcrowding	Sharing Alone or Sharing and Overcrowding	Overcrowding Alone
Non-Family Individuals	Within Beyond Total	57195 19906 77101	51443 18726 70169	5752 1180 6932	1266 612 1878	4486 568 5054					552 552 1386	365 552 917			187 282 469	5200 346 5546	901 60 961	4299 286 4585
Two-person families	Within Beyond Total	53914 22458 76372	38144 18220 56364	15770 4238 20008	788 405 1193	493 124 617					7290 3950 11240	747 404 1151	6038 3272 9310	296 160 456	8480 288 8768	41 1 42	284 10 294	69 2 71
Three-person families	Within Beyond Total	37075 3662 40737	24707 2905 27612	12368 757 13125	760 82 842	370 21 391					6800 756 7556	734 82 816	5327 592 5919	554 61 615	5568 1 5569	26 1 26	185 185	42 42
Four-person families	Within Beyond Total	30351 4671 35022	22823 3669 26692	7528 802 8330	750 14 870	170 14 184					4876 802 5678	732 120 852	2407 396 2803	1654 14 1926	2652 272 2652	18 18	87 87	29 29
Five-person families	Within Beyond Total	23744 2421 26165	18178 1911 20089	5566 510 6076	420 43 463	41 2 43					4932 510 5442	411 43 454	594 62 656	3906 403 4309	634 634	9 9	20 20	16 16
Six-person families	Within Beyond Total	8622 1319 9941	4829 793 5622	3793 526 4319	154 24 178	33 3 36					3272 526 3798	150 24 174	473 76 549	2633 423 3056	521 521	4 4	17 17	7 7
Seven-person families	Within Beyond Total	3215 412 3627	171 16 187	3044 396 3440	54 8 62	16 2 18					2739 396 3135	52 8 60	285 41 326	2393 345 2738	305 305	2 2	7 7	3 3
Eight-plus person families	Within Beyond Total	2162 174 2336	57 4 61	2105 170 2275	42 4 46	12 1 13					1922 170 2092	40 4 44	176 16 192	1700 149 1849	183 183	2 2	6 6	3 3
Family Totals	Within Beyond Total	159083 35117 194200	108909 27718 136627	50174 7399 57573	2968 686 3654	1135 167 1302					31831 7110 38941	2866 685 3551	15300 4455 19755	13136 1813 14949	18343 289 18632	102 1 103	606 10 616	169 2 171
TOTAL	Within Beyond Total	216278 55023 271301	160352 46444 206796	55926 8579 64505	4234 1298 5532	1135 167 1302					32883 7944 40327	3231 1237 4468	15300 4455 19755	13323 2095 15418	23543 635 24178	1003 61 1064	606 10 616	4468 288 4756

TABLE A-70. HOUSING MARKET MODEL, TORONTO CENSUS METROPOLITAN AREA, 1961.
HIGH INCOME INDIVIDUALS AND FAMILIES BY SIZE, BY RELATIONSHIP OF SHELTER COST TO INCOME AND BY ADEQUACY OF SHELTER.

SIZE	COST WITHIN OR BEYOND INCOME	ALL SHELTER UNITS	ALL INADEQUATE UNITS				OWNER AND TENANT OCCUPIED UNITS				LODGER OCCUPIED UNITS			
			ADEQUATE	TOTAL	Condition Alone or Condition and Overcrowding	Sharing Alone or Sharing and Overcrowding	Overcrowding Alone	TOTAL	Condition Alone or Condition and Overcrowding	Sharing Alone or Sharing and Overcrowding	Overcrowding Alone	Condition Alone or Condition and Overcrowding	Condition and Sharing or Condition, Sharing and Overcrowding	Overcrowding Alone
Non-Family Individuals	Within	14544	14353	191	5		186	40	5		35			151
	Beyond	1319	1312	7	1		6	7	1		6			
	Total	15863	15665	198	6		192	47	6		41			151
Two-person families	Within	35988	34923	1065	8		40	811	8		38		8	2
	Beyond	254	245	9	1		1	9	1		1			
	Total	36242	35168	1074	9		41	820	9		39		8	2
Three-person families	Within	16569	15959	710	6		54	550	6		53		5	1
	Beyond													
	Total	16569	15959	710	6		54	550	6		53		5	1
Four-person families	Within	23134	22651	483	6		168	406	6		167		3	1
	Beyond													
	Total	23134	22651	483	6		168	406	6		167		3	1
Five-person families	Within	4454	4421	333	3		257	314	3		256		1	1
	Beyond													
	Total	4454	4421	333	3		257	314	3		256		1	1
Six-person families	Within	2057	1731	326	1		264	311	1		264		1	1
	Beyond													
	Total	2057	1731	326	1		264	311	1		264		1	1
Seven-person families	Within	861	563	298			263	290			263			
	Beyond													
	Total	861	563	298			263	290			263			
Eight-plus person families	Within	654	382	272			251	267			251			
	Beyond													
	Total	654	382	272			251	267			251			
Family Totals	Within	83717	80230	3487	24		1297	2949	24		1292		18	5
	Beyond	254	245	9	1		1	9	1		1			
	Total	83971	80475	3496	25		1298	2958	25		1293		18	5
TOTAL	Within	98261	94583	3678	29		1483	2989	29		1327		18	156
	Beyond	1573	1557	16	2		7	16	2		7			
	Total	99834	96140	3694	31		1490	3005	31		1334		18	156

TABLE A-72. ALL NON-FAMILY INDIVIDUALS AND FAMILIES BY SIZE, BY TOTAL INCOME,
TORONTO CENSUS METROPOLITAN AREA, 1966.

<u>INCOME</u>	<u>INDIVIDUALS</u>	<u>FAMILIES</u>							<u>Total Grand Total</u>
		<u>2 Persons</u>	<u>3 Persons</u>	<u>4 Persons</u>	<u>5 Persons</u>	<u>6 Persons</u>	<u>7 Persons</u>	<u>8-Plus Persons</u>	
No Income	11021	545	13						558 11579
Under 1000	35135	2539	1004	689	392	200	77	53	5004 40139
1000 - 1999	30355	6110	409	937	413	227	88	57	8241 38596
2000 - 2999	30349	7155	2998	2266	1121	532	210	140	14422 44771
3000 - 3999	31854	10222	5611	5007	2548	1133	446	301	25268 57122
4000 - 4999	35069	18513	14094	14502	6453	3343	1315	884	59104 94173
5000 - 5999	27581	28727	21812	22042	13008	5994	2129	1441	95153 122734
6000 - 6999	12226	25753	18749	19271	10257	4301	1696	1148	81175 93401
7000 - 7999	7000	24313	17646	17434	9187	3759	1484	1000	74823 81823
8000 - 9999	7628	25121	17801	20082	10835	4162	1874	1267	81142 88770
10000 - 14999	6663	15911	12085	15190	9856	4025	1586	1069	59722 66385
15000 plus	2298	7641	5378	7280	5630	2524	995	674	30122 32420
Total	237179	172600	117600	124700	69700	30200	11900	8034	534734 771913

TABLE A-73. DISTRIBUTION OF SHELTER COSTS, TORONTO CENSUS METROPOLITAN AREA, 1966.

Monthly Shelter Cost \$	OWNERS		TENANTS		LODGERS		TOTAL	
	No.	%	No.	%	No.	%	No.	%
No Cost			3434	1.53	17440	9.41	20874	2.70
Under 20			180	0.08	3021	1.63	3201	0.41
20-29	2897	0.80	1010	0.45	15790	8.52	19697	2.55
30-39	7967	2.20	1885	0.84	44498	24.01	54350	7.04
40-49	12675	3.50	2918	1.30	35083	18.93	50676	6.57
50-59	19194	5.30	7182	3.20	29542	15.94	55918	7.24
60-69	14848	4.10	8080	3.60	20646	11.14	43574	5.65
70-79	14124	3.90	10773	4.80	8396	4.53	33293	4.31
80-89	17745	4.90	13915	6.20	4874	2.63	36534	4.73
90-99	14486	4.00	19975	8.90	2020	1.09	36481	4.73
100-109	22091	6.10	22892	10.20	1520	0.82	46503	6.02
110-119	18832	5.20	24239	10.80	834	0.45	43905	5.69
120-129	28247	7.80	24912	11.10	500	0.27	53659	6.95
130-149	57581	15.90	37031	16.50	334	0.18	94946	12.31
150-174	43002	11.88	23918	10.66	834	0.45	67754	8.78
175-199	41697	11.51	10011	4.46			51708	6.70
200-249	27127	7.49	8533	3.80			35660	4.62
250 plus	19632	5.42	3548	1.58			23180	3.00
Total	362145	100.00	224436	100.00	185332	100.00	771913	100.00

TABLE A-76. ALL NON-FAMILY INDIVIDUALS AND FAMILIES BY SIZE, BY GROSS SHELTER COST, TORONTO CENSUS METROPOLITAN AREA, 1966.

MONTHLY SHELTER COST \$	FAMILIES									
	INDIVIDUALS	2 Persons	3 Persons	4 Persons	5 Persons	6 Persons	7 Persons	8-Plus Persons	Total	Grand Total
No Cost	17344	1933	717	459	226	106	53	36	3530	20874
Under 20	3073	107	13	4	2	1		1	128	3201
20-29	17292	2261	112	18	4	2	4	4	2405	19697
30-39	24255	18212	5310	3217	2044	1289	3	20	30095	54350
40-49	28553	11656	6444	1946	618	122	1230	107	22123	50676
50-59	24117	13180	8969	6632	1554	336	246	884	31801	55918
60-69	11624	9368	8750	7242	4262	543	824	361	31950	43574
70-79	6426	7734	6199	7474	4258	566	343	293	26867	33293
80-89	13840	6485	4212	7761	1089	581	285	2281	22694	36534
90-99	10291	9602	6782	6151	1937	781	722	215	26190	36481
100-109	8059	17039	8408	8319	3023	846	367	442	38444	46503
110-119	5651	6643	11600	8158	8588	2933	162	170	38454	43905
120-129	6457	12948	10190	11991	7834	2613	1293	333	47202	53659
130-149	12428	26271	22967	11675	16685	2526	1842	552	82518	94946
150-174	18152	11081	6432	16588	6451	6443	1720	887	49502	67754
175-199	13853	8457	4909	12659	4923	4917	1313	677	37855	51708
200-249	9554	5832	3385	8731	3395	3391	905	467	26106	35660
250 plus	6210	3791	2201	5675	2207	2204	588	304	16970	23180
Total	237179	172600	117600	124700	69700	30200	11900	3034	534734	771913

TABLE A-77. ALL NON-FAMILY INDIVIDUALS AND FAMILIES COMBINED BY TOTAL INCOME, BY GROSS SHELTER COST, TORONTO CENSUS METROPOLITAN AREA, 1966.

Monthly Shelter Cost \$	ANNUAL INCOME \$												Total
	No Income	Under 1000	1000-1999	2000-2999	3000-3999	4000-4999	5000-5999	6000-6999	7000-7999	8000-9999	10000-14999	15000 Plus	
No Cost	812	2609	2295	2333	2510	2953	2630	1428	1009	1085	853	357	20874
Under 20	143	457	397	397	419	467	380	178	109	117	97	40	3201
20-29	810	2596	2293	2309	2462	2813	2415	1254	847	907	710	281	19697
30-39	1185	3949	3812	4107	4841	6883	8046	5801	4959	5251	3762	1754	54350
40-49	1365	4483	4119	4371	4988	6688	7177	4837	3986	4226	3056	1380	50676
50-59	1163	3902	3653	4032	4826	7131	8393	6102	5230	5585	4038	1863	55918
60-69	571	2015	1944	2339	3067	5254	7040	5472	4844	5245	3887	1896	43574
70-79	324	1194	1208	1525	2118	3918	5526	4427	3964	4313	3202	1574	33293
80-89	663	2253	2102	2361	2914	4596	5619	4161	3574	3930	2937	1424	36534
90-99	509	1782	1751	2061	2657	4448	5823	4524	4004	4302	3123	1497	36481
100-109	429	1594	1755	2180	2999	5456	7678	6263	5666	6066	4321	2096	46503
110-119	284	1150	1134	1638	2469	5043	7599	6121	5521	6011	4607	2328	43905
120-129	342	1374	1487	2042	3045	6153	9187	7499	6780	7400	5554	2796	53659
130-149	663	2622	2824	3830	5585	10854	16184	13181	11957	12898	9567	4781	94946
150-174	879	3098	2967	3508	4642	8170	11030	8416	7357	8144	6331	3212	67754
175-199	675	2372	2277	2691	3550	6253	8430	6429	5629	5918	4845	2339	51708
200-249	462	1629	1562	1848	2442	4299	5804	4429	3871	4285	3331	1698	35660
250 plus	300	1060	1016	1199	1588	2794	3773	2879	2516	2787	2164	1104	23180
Total	11579	40139	38596	44771	57122	94173	122734	93401	81823	88770	66385	32420	771913

TABLE A-78. ALL NON-FAMILY INDIVIDUALS BY TOTAL INCOME, BY GROSS SHELTER COST, TORONTO CENSUS METROPOLITAN AREA, 1966.

Monthly Shelter Cost \$	ANNUAL INCOME \$												
	No Income	Under 1000	1000-1999	2000-2999	3000-3999	4000-4999	5000-5999	6000-6999	7000-7999	8000-9999	10000-14999	15000 Plus	Total
No Cost	806	2569	2220	2219	2329	2564	2017	894	512	558	487	169	17344
Under 20	143	455	393	393	412	454	357	158	91	99	86	32	3073
20-29	803	2561	2213	2212	2322	2556	2010	891	510	556	486	172	17292
30-39	1127	3593	3104	3103	3257	3586	2820	1250	716	780	681	238	24255
40-49	1327	4229	3654	3653	3835	4221	3320	1472	843	918	802	279	28553
50-59	1120	3572	3086	3086	3239	3566	2804	1243	712	776	677	236	24117
60-69	540	1722	1487	1487	1561	1718	1351	599	343	374	326	116	11624
70-79	299	952	822	822	863	950	747	331	190	207	180	63	6426
80-89	643	2050	1771	1771	1859	2046	1609	713	408	445	389	136	13840
90-99	478	1524	1317	1316	1382	1521	1196	530	304	331	289	103	10291
100-109	374	1193	1031	1031	1082	1191	937	415	238	259	226	82	8059
110-119	262	837	723	723	759	835	657	291	167	182	159	56	5651
120-129	300	956	826	826	867	955	751	333	191	208	181	63	6457
130-149	577	1841	1590	1590	1669	1837	1445	640	367	400	349	123	12428
150-174	843	2689	2323	2322	2438	2684	2111	936	536	584	510	176	18152
175-199	647	2057	1777	1779	1863	2054	1616	718	407	444	393	98	13853
200-249	444	1415	1223	1222	1283	1413	1111	492	282	307	268	94	9554
250 plus	288	920	795	794	834	918	722	320	183	200	174	62	6210
Total	11021	35135	30355	30349	31854	35069	27581	12226	7000	7628	6663	2298	237179

TABLE A-79. ALL TWO-PERSON FAMILIES BY TOTAL INCOME, BY GROSS SHELTER COST, TORONTO CENSUS METROPOLITAN AREA, 1966.

Monthly Shelter Cost \$	ANNUAL INCOME \$												
	No Income	Under 1000	1000-1999	2000-2999	3000-3999	4000-4999	5000-5999	6000-6999	7000-7999	8000-9999	10000-14999	15000 Plus	Total
No Cost	6	29	68	80	114	207	321	288	272	281	178	89	1933
Under 20		2	4	4	6	11	17	16	15	15	10	7	107
20-29		34	80	94	134	242	376	337	318	329	208	102	2261
30-39	57	273	644	755	1078	1953	3031	2717	2565	2650	1679	810	18212
40-49	37	175	413	483	690	1250	1940	1739	1642	1696	1074	517	11656
50-59	42	198	466	546	781	1414	2194	1966	1857	1918	1215	583	13180
60-69	30	140	331	388	555	1005	1559	1398	1319	1363	863	417	9368
70-79	24	116	274	320	458	829	1287	1154	1089	1125	713	345	7734
80-89	20	97	230	269	384	696	1079	968	913	944	598	287	6485
90-99	30	144	340	398	569	1030	1598	1433	1353	1397	885	425	9602
100-109	54	255	603	706	1009	1827	2835	2542	2400	2480	1570	758	17039
110-119	21	100	235	275	393	712	1105	991	936	967	612	296	6643
120-129	41	194	458	537	767	1389	2155	1932	1824	1884	1193	574	12948
130-149	83	394	930	1089	1556	2817	4372	3919	3700	3823	2422	1166	26271
150-174	35	166	392	459	656	1188	1844	1653	1561	1613	1021	493	11081
175-199	28	128	302	353	503	912	1413	1265	1194	1236	784	339	8457
200-249	18	87	206	242	345	625	970	870	821	848	537	263	5832
250 plus	12	57	134	157	224	406	631	565	534	552	349	170	3791
Total	545	2589	6110	7155	10222	18513	28727	25753	24313	25121	15911	7641	172600

TABLE A-80. ALL THREE-PERSON FAMILIES BY TOTAL INCOME, BY GROSS SHELTER COST, TORONTO CENSUS METROPOLITAN AREA, 1966.

Monthly Shelter Cost \$	ANNUAL INCOME \$												Total
	No Income	Under 1000	1000-1999	2000-2999	3000-3999	4000-4999	5000-5999	6000-6999	7000-7999	8000-9999	10000-14999	15000 Plus	
No Cost		6	2	18	34	86	133	114	107	108	74	35	717
Under 20					1	2	2	2	2	2	2	1	13
20-29		1		3	5	13	21	18	17	17	12	5	112
30-39	1	45	18	135	253	636	985	847	797	804	546	243	5310
40-49	1	55	22	164	307	772	1195	1027	967	975	662	297	5444
50-59	1	76	31	229	428	1075	1663	1430	1346	1357	922	411	8969
60-69	1	75	30	223	417	1048	1623	1395	1313	1324	899	402	8750
70-79	1	53	22	158	296	743	1150	988	930	938	637	283	6199
80-89		36	15	107	201	505	781	671	632	637	433	194	4212
90-99	1	58	24	173	324	813	1258	1081	1018	1027	697	308	6782
100-109	1	72	29	214	401	1007	1559	1340	1261	1272	864	388	8408
110-119	1	99	40	296	553	1390	2151	1849	1740	1756	1192	533	11600
120-129	1	87	35	260	486	1221	1890	1624	1529	1542	1047	468	10190
130-149	3	196	80	585	1096	2752	4260	3661	3446	3476	2360	1052	22967
150-174	1	55	22	164	307	771	1193	1025	965	974	661	294	6432
175-199		42	19	127	236	590	912	786	738	747	504	208	4909
200-249		29	12	86	161	406	628	540	508	512	348	155	3385
250 plus		19	8	56	105	264	408	351	330	333	226	101	2201
Total	13	1004	409	2998	5611	14094	21812	18749	17646	17801	12085	5378	117600

TABLE A-81. ALL FOUR-PERSON FAMILIES BY TOTAL INCOME, BY GROSS SHELTER COST, TORONTO CENSUS METROPOLITAN AREA, 1966.

Monthly Shelter Cost \$	ANNUAL INCOME \$												
	No Income	Under 1000	1000-1999	2000-2999	3000-3999	4000-4999	5000-5999	6000-6999	7000-7999	8000-9999	10000-14999	15000 Plus	Total
No Cost		3	3	8	18	53	81	71	64	74	56	28	459
Under 20							1	1	1	1			4
20-29					1	2	3	3	2	3	2	2	18
30-39		18	24	58	129	374	568	497	450	518	392	189	3217
40-49		11	15	35	78	226	344	301	272	313	237	114	1946
50-59		37	50	121	266	771	1172	1025	927	1068	808	387	6632
60-69		40	54	132	291	842	1280	1119	1012	1166	882	424	7242
70-79		41	56	136	300	869	1321	1155	1045	1203	910	438	7474
80-89		43	58	141	312	902	1372	1199	1085	1250	945	454	7761
90-99		34	46	112	247	715	1087	950	860	990	749	361	6151
100-109		46	62	151	334	967	1470	1286	1163	1340	1013	487	8319
110-119		45	61	148	328	949	1442	1261	1140	1314	994	476	8158
120-129		66	90	218	481	1394	2119	1853	1676	1931	1461	702	11991
130-149		64	88	212	469	1358	2063	1804	1632	1880	1422	683	11675
150-174		92	125	301	666	1929	2932	2563	2319	2671	2021	969	16588
175-199		70	96	231	508	1476	2241	1957	1773	2040	1544	723	12659
200-249		48	66	159	351	1015	1543	1349	1220	1406	1063	511	8731
250 plus		31	43	103	228	660	1003	877	793	914	691	332	5675
Total		689	937	2266	5007	14502	22042	19271	17434	20082	15190	7280	124700

TABLE A-82. ALL FIVE-PERSON FAMILIES BY TOTAL INCOME, BY GROSS SHELTER COST, TORONTO CENSUS METROPOLITAN AREA, 1966.

Monthly Shelter Cost \$	ANNUAL INCOME \$												Total
	No Income	Under 1000	1000-1999	2000-2999	3000-3999	4000-4999	5000-5999	6000-6999	7000-7999	8000-9999	10000-14999	15000 Plus	
No Cost													
Under 20		1	1	4	8	21	42	33	30	35	32	19	226
20-29							1	2					2
30-39		11	12	33	75	189	381	301	269	318	289	166	2044
40-49		3	4	10	23	57	115	91	81	96	87	51	618
50-59		9	9	25	57	144	290	229	205	242	220	124	1554
60-69		27	29	78	178	450	907	715	641	756	687	394	4862
70-79		24	25	68	156	394	795	627	561	662	602	344	4258
80-89		6	6	18	40	101	203	160	144	169	154	88	1089
90-99		11	11	31	71	179	361	285	255	301	274	158	1937
100-109		17	18	49	110	280	564	445	398	470	427	245	3023
110-119		48	51	138	314	795	1603	1264	1132	1335	1214	694	8588
120-129		44	46	126	286	725	1462	1153	1033	1218	1108	633	7834
130-149		94	99	268	610	1545	3114	2455	2199	2594	2359	1348	16685
150-174		36	38	104	236	597	1204	949	850	1003	912	522	6451
175-199		30	31	79	179	458	919	723	651	765	699	389	4923
200-249		19	20	55	124	314	633	499	447	528	480	276	3395
250 plus		12	13	35	81	204	412	325	291	343	312	179	2207
Total	392	413	1121	2548	6453	13008	10257	9187	10835	9856	5630	69700	

TABLE A-83. ALL SIX-PERSON FAMILIES BY TOTAL INCOME, BY GROSS SHELTER COST, TORONTO CENSUS METROPOLITAN AREA, 1966.

Monthly Shelter Cost \$	ANNUAL INCOME \$												Total
	No Income	Under 1000	1000-1999	2000-2999	3000-3999	4000-4999	5000-5999	6000-6999	7000-7999	8000-8999	10000-14999	15000 Plus	
No Cost		1	1	2	4	12	21	15	13	15	14	8	106
Under 20							1						1
20-29							1						2
30-39		9	10	23	48	143	256	184	160	178	172	106	1289
40-49		1	1	2	5	14	24	17	15	17	16	10	122
50-59		2	3	6	13	37	67	48	42	46	45	27	336
60-69		4	4	10	20	60	108	77	68	75	72	45	543
70-79		4	4	10	21	63	112	81	70	78	75	48	566
80-89		4	4	10	22	64	115	83	72	80	77	50	581
90-99		5	6	14	29	86	155	111	97	108	104	66	781
100-109		6	6	15	32	94	168	120	105	117	113	70	846
110-119		19	22	52	110	325	582	418	365	404	391	245	2933
120-129		17	20	46	98	289	519	372	325	360	348	219	2613
130-149		17	19	44	95	280	501	360	314	348	337	211	2526
150-174		43	48	113	242	713	1279	918	802	888	859	538	6443
175-199		31	37	86	184	544	975	699	615	677	656	413	4917
200-249		22	25	60	127	375	673	483	422	467	452	285	3391
250 plus		15	17	39	83	244	437	314	274	304	294	183	2204
Total	200	227	532	1133	3343	5994	4301	3759	4162	4025	2524	30200	

TABLE A-84. ALL SEVEN-PERSON FAMILIES BY TOTAL INCOME, BY GROSS SHELTER COST, TORONTO CENSUS METROPOLITAN AREA, 1966.

Monthly Shelter Cost \$	ANNUAL INCOME \$												
	No Income	Under 1000	1000-1999	2000-2999	3000-3999	4000-4999	5000-5999	6000-6999	7000-7999	8000-9999	10000-14999	15000 Plus	Total
No Cost				1	2	6	9	8	7	8	7	5	53
Under 20							1	1		1	1		4
20-29							1	2					3
30-39							220	175	153	194	164	103	1230
40-49		8	9	4	9	27	44	35	31	39	33	20	246
50-59		5	6	15	31	91	147	117	103	130	110	69	824
60-69		2	3	6	13	38	61	49	43	54	46	28	343
70-79		2	2	5	11	31	51	41	36	45	38	23	285
80-89		2	5	13	27	80	129	103	90	114	96	60	722
90-99		5	3	6	14	41	66	52	46	58	49	30	367
100-109		2	3	3	6	18	29	23	20	26	22	13	162
110-119		1	1	3	6	18	29	23	20	26	22	13	162
120-129		8	10	23	48	143	231	184	161	204	172	109	1293
130-149		12	14	32	69	204	330	263	230	290	245	153	1842
150-174		11	13	30	64	190	308	245	214	271	229	145	1720
175-199		9	9	24	50	145	235	185	164	204	175	113	1313
200-249		6	7	16	34	100	162	129	113	143	121	74	905
250 plus		4	4	10	22	65	105	84	73	93	78	50	588
Total		77	88	210	446	1315	2129	1696	1484	1874	1586	995	11900

TABLE A-85. ALL EIGHT-PLUS PERSON FAMILIES BY TOTAL INCOME, BY GROSS SHELTER COST, TORONTO CENSUS METROPOLITAN AREA, 1966.

Monthly Shelter Cost \$	ANNUAL INCOME \$											Total	
	No Income	Under 1000	1000-1999	2000-2999	3000-3999	4000-4999	5000-5999	6000-6999	7000-7999	8000-9999	10000-14999		15000 Plus
No Cost													
Under 20													
20-29													
30-39													
40-49													
50-59													
60-69													
70-79													
80-89													
90-99													
100-109													
110-119													
120-129													
130-149													
150-174													
175-199													
200-249													
250 plus													
Total													

TABLE A-86. ALL NON-FAMILY INDIVIDUALS BY INCOME RANGE, BY GROSS SHELTER COST, SHOWING NUMBERS PAYING SHELTER COSTS WITHIN AND BEYOND THEIR INCOME ACCORDING TO THE O.H.C. RENT-TO-INCOME SCALE, TORONTO CENSUS METROPOLITAN AREA, 1966.

Monthly Shelter Cost \$	LOW			LOWER MIDDLE			UPPER MIDDLE			HIGH			TOTAL		
	Total	Within Income	Beyond Income	Total	Within Income	Beyond Income	Total	Within Income	Beyond Income	Total	Within Income	Beyond Income	Total	Within Income	Beyond Income
No Cost	7148	7148		3892	3892		3684	3684		2620	2620		17344	17344	
Under 20	1266	637	629	689	689		652	652		466	466		3073	2444	629
20-29	7125	1999	5126	3881	3881		3671	3671		2615	2615		17292	12166	5126
30-39	9996	931	9065	5443	5443		5151	5151		3665	3665		24255	15190	9065
40-49	11767		11767	6408	6276	132	6064	6064		4314	4314		28553	16654	11899
50-59	9938		9938	5413	4176	1237	5122	5122		3644	3644		24117	12942	11175
60-69	4790		4790	2608	1450	1158	2468	2468		1758	1758		11624	5676	5948
70-79	2648		2648	1443	513	930	1364	1364		971	971		6426	2848	3578
80-89	5704		5704	3106	356	2750	2939	2939		2091	2091		13840	5386	8454
90-99	4240		4240	2309		2309	2185	1938	247	1557	1557		10291	3495	6796
100-109	3320		3320	1808		1808	1711	1089	622	1220	1220		8059	2309	5750
110-119	2328		2328	1268		1268	1200	505	695	855	855		5651	1360	4291
120-129	2660		2660	1449		1449	1372	324	1048	976	976		6457	1300	5157
130-149	5121		5121	2789		2789	2639		2639	1879	1818	61	12428	1818	10610
150-174	7480		7480	4074		4074	3856		3856	2742	2135	607	18152	2135	16017
175-199	5726		5726	3116		3116	2951		2951	2060	1138	922	13853	1138	12715
200-249	3937		3937	2145		2145	2029		2029	1443	515	928	9554	515	9039
250 plus	2559		2559	1393		1393	1319		1319	939	237	702	6210	237	5973
Total	97753	10715	87038	53234	26676	26558	50377	34971	15406	35815	32595	3220	237179	104957	132222

TABLE A-87.

ALL TWO-PERSON FAMILIES BY INCOME RANGE, BY GROSS SHELTER COST, SHOWING NUMBERS PAYING SHELTER COSTS WITHIN AND BEYOND THEIR INCOME ACCORDING TO THE O.H.C. RENT-TO-INCOME SCALE, TORONTO CENSUS METROPOLITAN AREA, 1966.

Monthly Shelter Cost \$	LOW			LOWER MIDDLE			UPPER MIDDLE			HIGH			TOTAL		
	Total	Within Income	Beyond Income	Total	Within Income	Beyond Income	Total	Within Income	Beyond Income	Total	Within Income	Beyond Income	Total	Within Income	Beyond Income
No Cost	251	251		510	510		624	624		548	548		1933	1933	
Under 20	14	12	2	27	27		34	34		32	32		107	105	2
20-29	295	190	105	597	597		730	730		639	639		2261	2156	105
30-39	2376	1100	1276	4809	4809		5888	5888		5139	5139		18212	16936	1276
40-49	1522	542	980	3078	3078		3769	3769		3287	3287		11656	10676	980
50-59	1721	394	1327	3481	3481		4262	4262		3716	3716		13180	11853	1327
60-69	1222	80	1142	2474	2474		3029	3029		2643	2643		9368	8226	1142
70-79	1009		1009	2042	1954	88	2500	2500		2183	2183		7734	6637	1097
80-89	846		846	1713	1437	276	2097	2097		1829	1829		6485	5363	1122
90-99	1253		1253	2536	1781	755	3106	3106		2707	2707		9602	7594	2008
100-109	2223		2223	4499	2502	1997	5509	5509		4808	4808		17039	12819	4220
110-119	867		867	1753	628	1125	2148	2148		1875	1875		6643	4651	1992
120-129	1690		1690	3420	500	2920	4187	4187		3651	3651		12948	8338	4610
130-149	3430		3430	6937		6937	8493	8493	1250	7411	7411	1250	26271	14654	11617
150-174	1446		1446	2925		2925	3583	3583	1440	3127	3127	1440	11081	5270	5811
175-199	1113		1113	2243		2243	2742	2742	2145	2359	2359	2145	8457	2956	5501
200-249	760		760	1539		1539	1885	1885	1885	1224	1224	424	5832	1224	4608
250 plus	494		494	1001		1001	1225	1225	1225	521	521	550	3791	521	3270
Total	22532	2569	19963	45584	23778	21806	55811	47866	7945	48673	47699	974	172600	121912	50688

TABLE A-88. ALL THREE-PERSON FAMILIES BY INCOME RANGE, BY GROSS SHELTER COST, SHOWING NUMBERS PAYING SHELTER COSTS WITHIN AND BEYOND THEIR INCOME ACCORDING TO THE O.H.C. RENT-TO-INCOME SCALE, TORONTO CENSUS METROPOLITAN AREA, 1966.

Monthly Shelter Cost \$	LOW			LOWER MIDDLE			UPPER MIDDLE			HIGH			TOTAL		
	Total	Within Income	Beyond Income	Total	Within Income	Beyond Income	Total	Within Income	Beyond Income	Total	Within Income	Beyond Income	Total	Within Income	Beyond Income
No Cost	231	231		207	207		127	127		152	152		717	717	
Under 20	4	4		4	4		2	2		3	3		13	13	
20-29	35	34	1	33	33		20	20		24	24		112	111	1
30-39	1718	1600	118	1537	1537		944	944		1111	1111		5310	5192	118
40-49	2086	1887	199	1863	1863		1146	1146		1349	1349		6444	6245	199
50-59	2904	2526	378	2594	2594		1595	1595		1876	1876		8969	8591	378
60-69	2833	2314	519	2530	2530		1556	1556		1831	1831		8750	8231	519
70-79	2009	1541	468	1793	1793		1102	1102		1295	1295		6199	5731	468
80-89	1364	916	448	1217	1217		749	749		882	882		4212	3764	448
90-99	2198	1202	996	1962	1962		1206	1206		1416	1416		6782	5786	996
100-109	2722	1127	1595	2431	2431		1494	1494		1761	1761		8408	6813	1595
110-119	3756	878	2878	3354	3354		2063	2063		2427	2427		11500	8722	2878
120-129	3300	136	3164	2946	2946		1812	1812		2132	2132		10190	7026	3164
130-149	7438		7438	4757	4757	1885	4085	4085		4802	4802		22967	13664	9323
150-174	2084		2084	766	766	1093	1144	1144		1345	1345		6432	3255	3177
175-199	1598		1598			1424	876	817	59	1011	1011		4909	1828	3081
200-249	1096		1096	979		979	602	51	551	708	708		3385	759	2626
250 plus	713		713	637		637	391		391	460	328	132	2201	328	1873
Total	38089	14396	23693	34012	27994	6018	20914	19913	1001	24585	24453	132	117600	86756	30844

TABLE A-89.

ALL FOUR-PERSON FAMILIES BY INCOME RANGE, BY GROSS SHELTER COST, SHOWING NUMBERS PAYING SHELTER COSTS WITHIN AND BEYOND THEIR INCOME ACCORDING TO THE O.H.C. RENT-TO-INCOME SCALE, TORONTO CENSUS METROPOLITAN AREA, 1966.

Monthly Shelter Cost \$	LOW			LOWER MIDDLE			UPPER MIDDLE			HIGH			TOTAL		
	Total	Within Income	Beyond Income	Total	Within Income	Beyond Income	Total	Within Income	Beyond Income	Total	Within Income	Beyond Income	Total	Within Income	Beyond Income
No Cost	137	137		162	162		79	79		81	81		459	459	
Under 20	1	1		2	2		1	1					4	4	
20-29	5	5		6	6		3	3		4	4		18	18	
30-39	967	902	65	1138	1138		555	555		557	557		3217	3152	65
40-49	585	533	52	689	689		335	335		337	337		1946	1894	52
50-59	1995	1761	234	2346	2346		1144	1144		1147	1147		6632	6398	234
60-69	2178	1819	359	2562	2562		1249	1249		1253	1253		7242	6883	359
70-79	2247	1776	471	2645	2645		1289	1289		1293	1293		7474	7003	471
80-89	2334	1621	713	2745	2745		1340	1340		1342	1342		7761	7048	713
90-99	1850	1045	805	2175	2175		1061	1061		1065	1065		6151	5346	805
100-109	2501	1065	1436	2943	2943		1436	1436		1439	1439		8319	6883	1436
110-119	2454	588	1866	2886	2886		1408	1408		1410	1410		8158	6292	1866
120-129	3605	152	3453	4242	4242		2069	2069		2075	2075		11991	8538	3453
130-149	3511		3511	4130	3214	916	2014	2014		2020	2020		11675	7248	4427
150-174	4989		4989	5868	3151	2717	2862	2862		2869	2869		16588	8882	7706
175-199	3815		3815	4484	833	3651	2186	2186		2174	2174		12659	5193	7466
200-249	2627		2627	3087		3087	767	767	740	1510	1510		8731	2277	6454
250 plus	1707		1707	2007		2007	45	45	934	982	982		5675	1027	4648
Total	37508	11405	26103	44117	31739	12378	21517	19843	1674	21558	21558		124700	84545	40155

TABLE A-90. ALL FIVE-PERSON FAMILIES BY INCOME RANGE, BY GROSS SHELTER COST, SHOWING NUMBERS PAYING SHELTER COSTS WITHIN AND BEYOND THEIR INCOME ACCORDING TO THE O.H.C. RENT-TO-INCOME SCALE, TORONTO CENSUS METROPOLITAN AREA, 1966.

Monthly Shelter Cost \$	LOW			LOWER MIDDLE			UPPER MIDDLE			HIGH			TOTAL		
	Total	Within Income	Beyond Income	Total	Within Income	Beyond Income	Total	Within Income	Beyond Income	Total	Within Income	Beyond Income	Total	Within Income	Beyond Income
No Cost	62	62		86	86		35	35		43	43		226	226	
Under 20	1	1		1	1								2	2	
20-29	1	1		3	3								4	4	
30-39	564	528	36	782	782		318	318		380	380		2044	2008	36
40-49	171	157	14	236	236		96	96		115	115		618	604	14
50-59	430	382	48	595	595		242	242		287	287		1554	1506	48
60-69	1342	1127	215	1861	1861		757	757		902	902		4862	4647	215
70-79	1176	935	241	1630	1630		663	663		789	789		4258	4017	241
80-89	301	213	88	417	417		169	169		202	202		1089	1001	88
90-99	534	318	216	741	741		301	301		361	361		1937	1721	216
100-109	835	397	438	1156	1156		471	471		561	561		3023	2585	438
110-119	2372	654	1718	3287	3287		1337	1337		1592	1592		8588	6870	1718
120-129	2163	106	2057	2998	2998		1220	1220		1453	1453		7834	5777	2057
130-149	4609		4609	6385	5028	1357	2597	2597		3094	3094		16685	10719	5966
150-174	1782		1782	2468	1420	1048	1004	1004		1197	1197		6451	3621	2830
175-199	1365		1365	1885	505	1380	767	767		906	906		4923	2178	2745
200-249	937		937	1298		1298	529	389	140	631	631		3395	1020	2375
250 plus	609		609	845		845	343	82	261	410	410		2207	492	1715
Total	19254	4881	14373	26674	20746	5928	10849	10448	401	12923	12923		69700	48998	20702

TABLE A-91. ALL SIX-PERSON FAMILIES BY INCOME RANGE, BY GROSS SHELTER COST, SHOWING NUMBERS PAYING SHELTER COSTS WITHIN AND BEYOND THEIR INCOME ACCORDING TO THE O.H.C. RENT-TO-INCOME SCALE, TORONTO CENSUS METROPOLITAN AREA, 1965.

Monthly Shelter Cost \$	LOW			LOWER MIDDLE			UPPER MIDDLE			HIGH			TOTAL		
	Total	Within Income	Beyond Income	Total	Within Income	Beyond Income	Total	Within Income	Beyond Income	Total	Within Income	Beyond Income	Total	Within Income	Beyond Income
No Cost	33	33		43	43		14	14		16	16		106	106	
Under 20	1	1		1	1								1	1	
20-29	1	1											2	2	
30-39	397	369	28	518	518		172	172		202	202		1289	1261	28
40-49	38	35	3	49	49		16	16		19	19		122	119	3
50-59	104	92	12	135	135		45	45		52	52		336	324	12
60-69	167	140	27	219	219		72	72		85	85		543	516	27
70-79	174	139	35	227	227		75	75		90	90		566	531	35
80-89	178	127	51	233	233		77	77		93	93		581	530	51
90-99	239	141	98	314	314		104	104		124	124		781	683	98
100-109	261	120	141	339	339		113	113		133	133		846	705	141
110-119	900	237	663	1179	1179		390	390		464	464		2933	2270	663
120-129	802	37	765	1050	1050		347	347		414	414		2613	1848	765
130-149	776		776	1014	799	215	335	336	215	400	400		2526	1535	991
150-174	1978		1978	2588	1533	1055	858	858	1055	1019	1019		6443	3410	3033
175-199	1506		1506	1976	618	1358	655	655	1358	780	780		4917	2053	2864
200-249	1040		1040	1362		1362	451	432	1362	538	538	19	3391	970	2421
250 plus	678		678	885		885	293	130	885	348	348	163	2204	478	1726
Total	9273	1472	7801	12132	7257	4875	4018	3836	182	4777	4777		30200	17342	12858

TABLE A-92.

ALL SEVEN-PERSON FAMILIES BY INCOME RANGE, BY GROSS SHELTER COST, SHOWING NUMBERS
 PAYING SHELTER COSTS WITHIN AND BEYOND THEIR INCOME ACCORDING TO THE O.H.C. RENT-TO-INCOME
 SCALE, TORONTO CENSUS METROPOLITAN AREA, 1966.

Monthly Shelter Cost \$	LOW			LOWER MIDDLE			UPPER MIDDLE			HIGH			TOTAL		
	Total	Within Income	Beyond Income	Total	Within Income	Beyond Income	Total	Within Income	Beyond Income	Total	Within Income	Beyond Income	Total	Within Income	Beyond Income
No Cost	15	15		23	23		7	7		8	8		53	53	
Under 20															
20-29	1	1		2	2		1	1					4	4	
30-39	1	1		2	2								3	3	
40-49	362	329	33	535	535		164	164		169	169		1230	1197	33
50-59	72	63	9	108	108		33	33		33	33		246	237	9
60-69	242	202	40	359	359		110	110		113	113		824	784	40
70-79	101	80	21	150	150		46	46		46	46		343	322	21
80-89	84	59	25	125	125		38	38		38	38		285	260	25
90-99	213	122	91	314	314		97	97		98	98		722	631	91
100-109	108	47	61	160	160		49	49		50	50		367	306	61
110-119	48	12	36	70	70		22	22		22	22		162	126	36
120-129	380	17	363	563	563	144	172	172		178	178		1293	930	363
130-149	542		542	803	659	270	246	246		251	251		1842	1156	686
150-174	505		505	749	479	352	229	229		237	237		1720	945	775
175-199	387		387	569	217	372	174	174		183	183		1313	574	739
200-249	267		267	394	22	256	122	122		122	122		905	266	639
250 plus	172		172	256			79	47	32	81	81		588	128	460
Total	3500	948	2552	5182	3788	1394	1589	1557	32	1629	1629		11900	7922	3978

TABLE A-93. ALL EIGHT-PLUS PERSON FAMILIES BY INCOME RANGE, BY GROSS SHELTER COST, SHOWING NUMBERS PAYING SHELTER COSTS WITHIN AND BEYOND THEIR INCOME ACCORDING TO THE O.H.C. RENT-TO-INCOME SCALE, TORONTO CENSUS METROPOLITAN AREA, 1966.

Monthly Shelter Cost \$	LOW			LOWER MIDDLE			UPPER MIDDLE			HIGH			TOTAL		
	Total	Within Income	Beyond Income	Total	Within Income	Beyond Income	Total	Within Income	Beyond Income	Total	Within Income	Beyond Income	Total	Within Income	Beyond Income
No Cost	10	10		16	16		5	5		5	5		36	36	
Under 20	1	1											1	1	
20-29	1	1		2	2		1	1					4	4	
30-39	6	6		9	9		2	2		3	3		20	20	
40-49	32	29	3	50	50		13	13		12	12		107	104	3
50-59	259	229	30	419	419		107	107		99	99		884	854	30
60-69	107	90	17	172	172		43	43		39	39		361	344	17
70-79	86	68	18	139	139		35	35		33	33		293	275	18
80-89	669	469	200	1085	1085		274	274		253	253		2281	2081	200
90-99	64	37	27	103	103		26	26		22	22		215	188	27
100-109	131	57	74	210	210		53	53		48	48		442	368	74
110-119	49	12	37	81	81		20	20		20	20		170	133	37
120-129	97	4	93	159	159		40	40		37	37		333	240	93
130-149	163		163	263	219	44	66	66		60	60		552	345	207
150-174	260		260	421	282	139	107	107		99	99		887	488	399
175-199	200		200	322	139	183	81	81		74	74		677	294	383
200-249	136		136	222	30	192	57	57		52	52		467	139	328
250 plus	88		88	145		145	36	32	4	35	35		304	67	237
Total	2359	1013	1346	3818	3115	703	966	962	4	891	891		8034	5981	2053

TABLE A-94.

ALL NON-FAMILY INDIVIDUALS BY INCOME RANGE, BY GROSS SHELTER COST, SHOWING NUMBERS PAYING SHELTER COSTS WITHIN AND BEYOND THEIR INCOME ACCORDING TO A SHELTER-COST-TO-INCOME SCALE IN WHICH THE SHELTER COST PROPORTION OF INCOME IS HALF AS GREAT AGAIN AS IN THE O.H.C. SCALE, TORONTO CENSUS METROPOLITAN AREA, 1966.

Monthly Shelter Cost \$	LOW			LOWER MIDDLE			UPPER MIDDLE			HIGH			TOTAL		
	Total	Within Income	Beyond Income	Total	Within Income	Beyond Income	Total	Within Income	Beyond Income	Total	Within Income	Beyond Income	Total	Within Income	Beyond Income
No Cost	7148	7148		3892	3892		3684	3684		2620	2620		17344	17344	
Under 20	1266	938	328	689	689		652	652		466	466		3073	2745	328
20-29	7125	3318	3807	3881	3881		3671	3671		2615	2615		17292	13485	3807
30-39	9996	3426	6570	5443	5443		5151	5151		3665	3665		24255	17685	6570
40-49	11767	3200	8567	6408	6408		6064	6064		4314	4314		28553	19986	8567
50-59	9938	1962	7976	5413	5413		5122	5122		3644	3644		24117	16141	7976
60-69	4790	589	4201	2608	2608		2468	2468		1758	1758		11624	7423	4201
70-79	2648	148	2500	1443	1443		1364	1364		971	971		6426	3926	2500
80-89	5704		5704	3106	2958	148	2939	2939	148	2091	2091		13840	7988	5852
90-99	4240		4240	2309	1914	395	2185	2185	395	1557	1557		10291	5656	4635
100-109	3320		3320	1803	1239	569	1711	1711	569	1220	1220		8059	4170	3889
110-119	2328		2328	1268	687	581	1200	1200	581	855	855		5651	2742	2909
120-129	2660		2660	1449	577	872	1372	1372	872	976	976		6457	2925	3532
130-149	5121		5121	2789	518	2271	2639	2639	2271	1879	1879		12428	5036	7392
150-174	7480		7480	4074		4074	3856	3614	4074	2742	2742	242	18152	6356	11796
175-199	5726		5726	3116		3116	2951	1632	3116	2060	2060	1319	13853	3692	10161
200-249	3937		3937	2145		2145	2029		2145	1443	1443	2029	9554	1443	8111
250 plus	2559		2559	1393		1393	1319		1319	939	560	1319	6210	560	5650
Total	97753	20729	77024	53234	37670	15564	50377	45468	4909	35815	35436	379	237179	139303	97876

TABLE A-95. ALL TWO-PERSON FAMILIES BY INCOME RANGE, BY GROSS SHELTER COST, SHOWING NUMBERS PAYING SHELTER COSTS WITHIN AND BEYOND THEIR INCOME ACCORDING TO A SHELTER-COST-TO-INCOME SCALE IN WHICH THE SHELTER COST PROPORTION OF INCOME IS HALF AS GREAT AGAIN AS IN THE O.H.C. SCALE, TORONTO CENSUS METROPOLITAN AREA, 1966.

Monthly Shelter Cost \$	LOW			LOWER MIDDLE			UPPER MIDDLE			HIGH			TOTAL		
	Total	Within Income	Beyond Income	Total	Within Income	Beyond Income	Total	Within Income	Beyond Income	Total	Within Income	Beyond Income	Total	Within Income	Beyond Income
No Cost	251	251		510	510		624	624		548	548		1933	1933	
Under 20	14	13	1	27	27		34	34		32	32		107	106	1
20-29	295	238	57	597	597		730	730		639	639		2261	2204	57
30-39	2376	1662	714	4809	4809		5888	5888		5139	5139		18212	17493	714
40-49	1522	970	552	3078	3078		3769	3769		3287	3287		11656	11104	552
50-59	1721	980	741	3481	3481		4262	4262		3716	3716		13180	12439	741
60-69	1222	603	619	2474	2474		3029	3029		2643	2643		9368	8749	619
70-79	1009	429	580	2042	2042		2500	2500		2183	2183		7734	7154	580
80-89	846	288	558	1713	1713		2097	2097		1829	1829		6485	5927	558
90-99	1253	341	912	2536	2536		3106	3106		2707	2707		9602	8690	912
100-109	2223	363	1860	4499	4499		5509	5509		4808	4808		17039	15179	1860
110-119	867	47	820	1753	1753		2148	2148		1875	1875		6643	5823	820
120-129	1690		1690	3420	3328	92	4187	4187		3651	3651		12948	11166	1782
130-149	3430		3430	6937	6123	814	8493	8493		7411	7411		26271	22027	4244
150-174	1446		1446	2925	2140	785	3583	3583		3127	3127		11081	8850	2231
175-199	1113		1113	2243	1137	1106	2742	2742		2359	2359		8457	6238	2219
200-249	760		760	1539		1539	1885	1691	194	1648	1648		5832	3339	2493
250 plus	494		494	1001		1001	1225	363	862	1071	1071		3791	1434	2357
Total	22532	6185	16347	45584	40247	5337	55811	54755	1056	48673	48673		172600	149860	22740

TABLE A-96.

ALL THREE-PERSON FAMILIES BY INCOME RANGE, BY GROSS SHELTER COST, SHOWING NUMBERS PAYING SHELTER COSTS WITHIN AND BEYOND THEIR INCOME ACCORDING TO A SHELTER-COST-TO-INCOME SCALE IN WHICH THE SHELTER COST PROPORTION OF INCOME IS HALF AS GREAT AGAIN AS IN THE O.H.C. SCALE, TORONTO CENSUS METROPOLITAN AREA, 1966.

Monthly Shelter Cost \$	LOW			LOWER MIDDLE			UPPER MIDDLE			HIGH			TOTAL		
	Total	Within Income	Beyond Income	Total	Within Income	Beyond Income	Total	Within Income	Beyond Income	Total	Within Income	Beyond Income	Total	Within Income	Beyond Income
No Cost	231	231		207	207		127	127		152	152		717	717	
Under 20	4	4		4	4		2	2		3	3		13	13	1
20-29	35	34	1	33	33		20	20		24	24		111	111	57
30-39	1718	1661	57	1537	1537		944	944		1111	1111		5310	5253	74
40-49	2086	2012	74	1863	1863		1146	1146		1349	1349		6444	6370	123
50-59	2904	2781	123	2594	2594		1595	1595		1876	1876		8969	8846	174
60-69	2833	2659	174	2530	2530		1556	1556		1831	1831		8750	8576	158
70-79	2009	1851	158	1793	1793		1102	1102		1295	1295		6199	6041	135
80-89	1364	1229	135	1217	1217		749	749		882	882		4212	4077	256
90-99	2198	1942	256	1962	1962		1206	1206		1416	1416		6782	6526	412
100-109	2722	2310	412	2431	2431		1494	1494		1761	1761		8408	7996	701
110-119	3756	3055	701	3354	3354		2063	2063		2427	2427		11600	10899	733
120-129	3300	2567	733	2946	2946		1812	1812		2132	2132		10190	9457	2147
130-149	7438	5291	2147	6642	6642		4085	4085		4802	4802		22967	20820	888
150-174	2084	1196	888	1859	1859		1144	1144		1345	1345		6432	5544	1009
175-199	1598	589	1009	1424	1424		876	876		1011	1011		4909	3900	1322
200-249	1096		1096	979	753	226	602	602		708	708		3385	2063	1317
250 plus	713		713	637	33	604	391	391		460	460		2201	884	
Total	38089	29412	8677	34012	33182	830	20914	20914		24585	24585		117600	108093	9507

TABLE A-97. ALL FOUR-PERSON FAMILIES BY INCOME RANGE, BY GROSS SHELTER COST, SHOWING NUMBERS PAYING SHELTER COSTS WITHIN AND BEYOND THEIR INCOME ACCORDING TO A SHELTER-COST-TO-INCOME SCALE IN WHICH THE SHELTER COST PROPORTION OF INCOME IS HALF AS GREAT AGAIN AS IN THE O.H.C. SCALE, TORONTO CENSUS METROPOLITAN AREA, 1966.

Monthly Shelter Cost \$	LOW			LOWER MIDDLE			UPPER MIDDLE			HIGH			TOTAL		
	Total	Within Income	Beyond Income	Total	Within Income	Beyond Income	Total	Within Income	Beyond Income	Total	Within Income	Beyond Income	Total	Within Income	Beyond Income
No Cost	137	137		162	162		79	79		81	81		459	459	
Under 20	1	1		2	2		1	1		4	4		4	4	
20-29	5	5		6	6		3	3					18	18	
30-39	967	935	32	1138	1138		555	555		557	557		3217	3185	32
40-49	585	562	23	689	689		335	335		337	337		1946	1923	23
50-59	1995	1900	95	2346	2346		1144	1144		1147	1147		6632	6537	95
60-69	2178	2044	134	2562	2562		1249	1249		1253	1253		7242	7108	134
70-79	2247	2079	168	2645	2645		1289	1289		1293	1293		7474	7306	168
80-89	2334	2122	212	2745	2745		1340	1340		1342	1342		7761	7549	212
90-99	1850	1658	192	2175	2175		1061	1061		1065	1065		6151	5959	192
100-109	2501	2162	339	2943	2943		1436	1436		1439	1439		8319	7980	339
110-119	2454	2043	411	2886	2886		1408	1408		1410	1410		8158	7747	411
120-129	3605	2885	720	4242	4242		2069	2069		2075	2075		11991	11271	720
130-149	3511	2586	925	4130	4130		2014	2014		2020	2020		11675	10750	925
150-174	4989	2956	2033	5868	5868		2862	2862		2869	2869		16588	14555	2033
175-199	3815	1446	2369	4484	4484		2186	2186		2174	2174		12659	10290	2369
200-249	2627		2627	3087	2532	555	1507	1507		1510	1510		8731	5549	3182
250 plus	1707		1707	2007	515	1492	979	979		982	982		5675	2476	3199
Total	37508	25521	11987	44117	42070	2047	21517	21517		21558	21558		124700	110666	14034

TABLE A-98.--- ALL FIVE-PERSON FAMILIES BY INCOME RANGE, BY GROSS SHELTER COST, SHOWING NUMBERS PAYING SHELTER COSTS WITHIN AND BEYOND THEIR INCOME ACCORDING TO A SHELTER-COST-TO-INCOME SCALE IN WHICH THE SHELTER COST PROPORTION OF INCOME IS HALF AS GREAT AGAIN AS IN THE O.H.C. SCALE, TORONTO CENSUS METROPOLITAN AREA, 1966.

Monthly Shelter Cost \$	LOW			LOWER MIDDLE			UPPER MIDDLE			HIGH			TOTAL		
	Total	Within Income	Beyond Income	Total	Within Income	Beyond Income	Total	Within Income	Beyond Income	Total	Within Income	Beyond Income	Total	Within Income	Beyond Income
No Cost	62	62		86	86		35	35		43	43		226	226	
Under 20	1	1		1	1								2	2	
20-29	1	1		3	3								4	4	
30-39	564	546	18	782	782		318	318		380	380		2044	2026	18
40-49	171	165	6	236	236		96	96		115	115		618	612	6
50-59	430	410	20	595	595		242	242		287	287		1554	1534	20
60-69	1342	1262	80	1861	1861		757	757		902	902		4862	4782	80
70-79	1176	1092	84	1630	1630		663	663		789	789		4258	4174	84
80-89	301	275	26	417	417		169	169		202	202		1089	1063	26
90-99	534	481	53	741	741		301	301		361	361		1937	1884	53
100-109	835	725	110	1156	1156		471	471		561	561		3023	2913	110
110-119	2372	1984	388	3287	3287		1337	1337		1592	1592		8588	8200	388
120-129	2163	1741	422	2998	2998		1220	1220		1453	1453		7834	7412	422
130-149	4609	3433	1176	6385	6385		2597	2597		3094	3094		16685	15509	1176
150-174	1782	1105	677	2468	2468		1004	1004		1197	1197		6451	5774	677
175-199	1365	592	773	1885	1885		767	767		906	906		4923	4150	773
200-249	937		937	1298	1070	228	529	529		631	631		3395	2230	1165
250 plus	609		609	845	279	566	343	343		410	410		2207	1032	1175
Total	19254	13875	5379	26674	25880	794	10849	10849		12923	12923		69700	63527	6173

TABLE A-99. ALL SIX-PERSON FAMILIES BY INCOME RANGE, BY GROSS SHELTER COST, SHOWING NUMBERS PAYING SHELTER COSTS WITHIN AND BEYOND THEIR INCOME ACCORDING TO A SHELTER-COST-TO-INCOME SCALE IN WHICH THE SHELTER COST PROPORTION OF INCOME IS HALF AS GREAT AGAIN AS IN THE O.H.C. SCALE, TORONTO CENSUS METROPOLITAN AREA, 1966.

Monthly Shelter Cost \$	LOW			LOWER MIDDLE			UPPER MIDDLE			HIGH			TOTAL		
	Total	Within Income	Beyond Income	Total	Within Income	Beyond Income	Total	Within Income	Beyond Income	Total	Within Income	Beyond Income	Total	Within Income	Beyond Income
No Cost	33	33		43	43		14	14		16	16		106	106	
Under 20	1	1											1	1	
20-29	1	1			1								2	2	
30-39	397	382	15	518	518		172	172		202	202		1289	1274	15
40-49	38	36	2	49	49		16	16		19	19		122	120	2
50-59	104	99	5	135	135		45	45		52	52		336	331	5
60-69	167	156	11	219	219		72	72		85	85		543	532	11
70-79	174	161	13	227	227		75	75		90	90		566	553	13
80-89	178	162	16	233	233		77	77		93	93		581	565	16
90-99	239	214	25	314	314		104	104		124	124		781	756	25
100-109	261	226	35	339	339		113	113		133	133		846	811	35
110-119	900	754	146	1179	1179		390	390		464	464		2933	2787	146
120-129	802	648	154	1050	1050		347	347		414	414		2613	2459	154
130-149	776	582	194	1014	1014		336	336		400	400		2526	2332	194
150-174	1978	1218	760	2588	2588		858	858		1019	1019		6443	5683	760
175-199	1506	628	878	1976	1976		655	655		780	780		4917	4039	878
200-249	1040		1040	1362	1120	242	451	451		538	538		3391	2109	1282
250 plus	678		678	885	326	559	293	293		348	348		2204	967	1237
Total	9273	5301	3972	12132	11331	801	4018	4018		4777	4777		30200	25427	4773

TABLE A-100. ALL SEVEN-PERSON FAMILIES BY INCOME RANGE, BY GROSS SHELTER COST, SHOWING NUMBERS PAYING SHELTER COSTS WITHIN AND BEYOND THEIR INCOME ACCORDING TO A SHELTER-COST-TO-INCOME SCALE IN WHICH THE SHELTER COST PROPORTION OF INCOME IS HALF AS GREAT AGAIN AS IN THE O.H.C. SCALE, TORONTO CENSUS METROPOLITAN AREA, 1966.

Monthly Shelter Cost \$	LOW			LOWER MIDDLE			UPPER MIDDLE			HIGH			TOTAL		
	Total	Within Income	Beyond Income	Total	Within Income	Beyond Income	Total	Within Income	Beyond Income	Total	Within Income	Beyond Income	Total	Within Income	Beyond Income
No Cost	15	15		23	23		7	7	8	8			53	53	
Under 20															
20-29	1	1		2	2		1	1					4	4	
30-39	1	1		2	2								3	3	
40-49	362	347	15	535	535		164	164	169	169			1230	1215	15
50-59	72	68	4	108	108		33	33	33	33			246	242	4
60-69	242	226	16	359	359		110	110	113	113			824	808	16
70-79	101	93	8	150	150		46	46	46	46			343	335	8
80-89	84	76	8	125	125		38	38	38	38			285	277	8
90-99	213	190	23	314	314		97	97	98	98			722	699	23
100-109	108	94	14	160	160		49	49	50	50			367	353	14
110-119	48	40	8	70	70		22	22	22	22			162	154	8
120-129	380	304	76	563	563		172	172	178	178			1293	1217	76
130-149	542	401	141	803	803		246	246	251	251			1842	1701	141
150-174	505	303	202	749	749		229	229	237	237			1720	1518	202
175-199	387	151	236	569	569		174	174	183	183			1313	1077	236
200-249	267		267	394	336	58	122	122	122	122			905	580	325
250 plus	172		172	256	111	145	79	79	81	81			588	271	317
Total	3500	2310	1190	5182	4979	203	1589	1589	1629	1629			11900	10507	1393

TABLE A-101. ALL EIGHT-PLUS PERSON FAMILIES BY INCOME RANGE, BY GROSS SHELTER COST, SHOWING NUMBERS PAYING SHELTER COSTS WITHIN AND BEYOND THEIR INCOME ACCORDING TO A SHELTER-COST-TO-INCOME SCALE IN WHICH THE SHELTER COST PROPORTION OF INCOME IS HALF AS GREAT AGAIN AS IN THE O.H.C. SCALE, TORONTO CENSUS METROPOLITAN AREA, 1966.

Monthly Shelter Cost \$	LOW			LOWER MIDDLE			UPPER MIDDLE			HIGH			TOTAL		
	Total	Within Income	Beyond Income	Total	Within Income	Beyond Income	Total	Within Income	Beyond Income	Total	Within Income	Beyond Income	Total	Within Income	Beyond Income
No Cost	10	10		16	16		5	5		5	5		36	36	
Under 20	1	1											1	1	
20-29	1	1		2	2		1	1					4	4	
30-39	6	6		9	9		2	2		3	3		20	20	
40-49	32	30	2	50	50		13	13		12	12		107	105	2
50-59	259	246	13	419	419		107	107		99	99		884	871	13
60-69	107	100	7	172	172		43	43		39	39		361	354	7
70-79	86	79	7	139	139		35	35		33	33		293	286	7
80-89	669	607	62	1085	1085		274	274		253	253		2281	2219	62
90-99	64	57	7	103	103		26	26		22	22		215	208	7
100-109	131	113	18	210	210		53	53		48	48		442	424	18
110-119	49	41	8	81	81		20	20		20	20		170	162	8
120-129	97	78	19	159	159		40	40		37	37		333	314	19
130-149	163	120	43	263	263		66	66		60	60		552	509	43
150-174	260	157	103	421	421		107	107		99	99		887	784	103
175-199	200	77	123	322	322		81	81		74	74		677	554	123
200-249	136		136	222	192	30	57	57		52	52		467	301	166
250 plus	88		88	145	70	75	36	36		35	35		304	141	163
Total	2359	1723	636	3818	3713	105	966	966		891	891		8034	7293	741

TABLE A-102. FAMILY SIZE, INCOME AND SHELTER COST RELATIONSHIPS, HOUSING MARKET MODEL, TORONTO CENSUS METROPOLITAN AREA, 1966.

INCOME RANGE	SIZE	TOTAL	SHELTER WITHIN INCOME	REMAINDER		
				TOTAL	Between	Beyond Income
LOW	Non-Family Individuals	97753	10715	87038	10014	77024
	Two-person families	22532	2569	19963	3616	16347
	Three-person "	38089	14396	23693	15016	8677
	Four-person "	37508	11405	26103	14116	11987
	Five-person "	19254	4881	14373	8994	5379
	Six-person "	9273	1472	7801	3829	3972
	Seven-person "	3500	948	2552	1362	1190
	Eight-plus person families	2359	1013	1346	710	636
	Family Totals	132515	36684	95831	47643	48188
	Grand Total	230268	47399	182869	57657	125212
LOWER MIDDLE	Non-Family Individuals	53234	26676	26558	10994	15564
	Two-person families	45584	23778	21806	16469	5337
	Three-person "	34012	27994	6018	5188	830
	Four-person "	44117	31739	12378	10331	2047
	Five-person "	26674	20746	5928	5134	794
	Six-person "	12132	7257	4875	4074	801
	Seven-person "	5182	3788	1394	1191	203
	Eight-plus person families	3818	3115	703	598	105
	Family Totals	171519	118417	53102	42985	10117
	Grand Total	224753	145093	79660	53979	25681
UPPER MIDDLE	Non-Family Individuals	50377	34971	15406	10497	4909
	Two-person families	55811	47866	7945	6889	1056
	Three-person "	20914	19913	1001	1001	
	Four-person "	21517	19843	1674	1674	
	Five-person "	10849	10448	401	401	
	Six-person "	4018	3836	182	182	
	Seven-person "	1599	1557	32	32	
	Eight-plus person families	966	962	4	4	
	Family Totals	115664	104425	11239	10183	1056
	Grand Total	166041	139396	26645	20680	5965
HIGH	Non-Family Individuals	35815	32595	3220	2841	379
	Two-person families	48673	47699	974	974	
	Three-person "	24585	24453	132	132	
	Four-person "	21558	21558			
	Five-person "	12923	12923			
	Six-person "	4777	4777			
	Seven-person "	1629	1629			
	Eight-plus person families	891	891			
	Family Totals	115036	113930	1106	1106	
	Grand Total	150851	146525	4326	3947	379
TOTAL	Non-Family Individuals	237179	104957	132222	34346	97876
	Two-person families	172600	121912	50688	27948	22740
	Three-person "	117600	86756	30844	21337	9507
	Four-person "	124700	84545	40155	26121	14034
	Five-person "	69700	48998	20702	14529	6173
	Six-person "	30200	17342	12858	8085	4773
	Seven-person "	11900	7922	3978	2585	1393
	Eight-plus person families	8034	5981	2053	1312	741
	Family Totals	534734	373456	161278	101917	59361
	Grand Total	771913	478413	293500	136263	157237

TABLE A-103. OCCUPIED DWELLINGS, ADEQUATE AND INADEQUATE BY TYPE OF INADEQUACY,
TORONTO CENSUS METROPOLITAN AREA, 1966.

Adequate	516749
Inadequate: crowded only	27756
shared only	21502
in poor condition only	4893
crowded and shared	13324
crowded and in poor condition	1420
shared and in poor condition	263
crowded, shared and in poor condition	674
	<hr/>
total inadequate	69832
	<hr/>
Total	586581

TABLE A-104. OWNER AND TENANT NON-FAMILY INDIVIDUALS AND FAMILIES BY SIZE AND INCOME RANGE, LIVING IN SHELTER CLASSIFIED AS INADEQUATE BECAUSE OF POOR CONDITION ALONE, OR POOR CONDITION AND OVERCROWDING, TORONTO CENSUS METROPOLITAN AREA, 1966.

INCOME RANGE	INDIVIDUALS	FAMILIES								GRAND TOTAL
		2 Persons	3 Persons	4 Persons	5 Persons	6 Persons	7 Persons	8-Plus Persons	Total	
LOW	673	846	599	625	333	128	44	30	2605	3278
LOWER MIDDLE	521	656	464	484	258	99	34	23	2018	2539
UPPER MIDDLE	98	123	87	91	48	18	6	4	377	475
HIGH	5	5	4	4	2	1			16	21
Total	1297	1630	1154	1204	641	246	84	57	5106	6313

TABLE A-105.

OWNER AND TENANT NON-FAMILY INDIVIDUALS AND FAMILIES BY SIZE AND INCOME RANGE,
LIVING IN SHELTER CLASSIFIED AS INADEQUATE BECAUSE OF POOR CONDITION AND SHARING,
OR POOR CONDITION, SHARING AND OVERCROWDING, TORONTO CENSUS METROPOLITAN AREA, 1966.

INCOME RANGE	INDIVIDUALS	FAMILIES							GRAND TOTAL
		2 Persons	3 Persons	4 Persons	5 Persons	6 Persons	7 Persons	8-Plus Persons	Total
LOW		206	131	62	15	12	7	4	437
LOWER MIDDLE		170	108	51	12	10	6	4	361
UPPER MIDDLE		48	31	14	3	3	2	1	102
HIGH		18	11	5	1	1	1		37
Total		442	281	132	31	26	16	9	937

TABLE A-106.

OWNER AND TENANT NON-FAMILY INDIVIDUALS AND FAMILIES BY SIZE AND INCOME RANGE, LIVING IN SHELTER CLASSIFIED AS INADEQUATE BECAUSE OF SHARING ALONE, OR SHARING AND OVERCROWDING, TORONTO CENSUS METROPOLITAN AREA, 1966.

INCOME RANGE	INDIVIDUALS	FAMILIES								GRAND TOTAL
		2 Persons	3 Persons	4 Persons	5 Persons	6 Persons	7 Persons	8-Plus Persons	Total	
LOW		7660	4869	2306	540	452	268	158	16253	16253
LOWER MIDDLE		6318	4016	1902	445	373	221	130	13405	13405
UPPER MIDDLE		1785	1135	538	126	105	63	37	3789	3789
HIGH		650	413	196	46	38	23	13	1379	1379
Total		16413	10433	4942	1157	968	575	338	34826	34826

TABLE A-108.
LODGER NON-FAMILY INDIVIDUALS AND FAMILIES BY SIZE AND INCOME RANGE,
LIVING IN SHELTER CLASSIFIED AS INADEQUATE BECAUSE OF POOR CONDITION
ALONE, OR POOR CONDITION AND OVERCROWDING, TORONTO CENSUS METROPOLITAN AREA, 1966.

INCOME RANGE	INDIVIDUALS	FAMILIES							GRAND TOTAL	
		2 Persons	3 Persons	4 Persons	5 Persons	6 Persons	7 Persons	8-Plus Persons		Total
LOW	1205	53	32	22	12	5	2	2	128	1333
LOWER MIDDLE	547	24	15	10	5	2	1	1	58	605
UPPER MIDDLE	103	4	3	2	1				10	113
HIGH										
Total	1855	81	50	34	18	7	3	3	196	2051

TABLE A-109.

LODGER NON-FAMILY INDIVIDUALS AND FAMILIES BY SIZE AND INCOME RANGE,
LIVING IN SHELTER CLASSIFIED AS INADEQUATE BECAUSE OF POOR CONDITION
AND SHARING, OR POOR CONDITION, SHARING AND OVERCROWDING, TORONTO CENSUS
METROPOLITAN AREA, 1966.

INCOME RANGE	INDIVIDUALS	FAMILIES								GRAND TOTAL
		2 Persons	3 Persons	4 Persons	5 Persons	6 Persons	7 Persons	8-Plus Persons	Total	
LOW		304	193	92	21	18	11	6	645	645
LOWER MIDDLE		148	93	44	10	9	5	3	312	312
UPPER MIDDLE		43	26	12	3	2	1	1	88	88
HIGH		6	4	2					12	12
Total		501	316	150	34	29	17	10	1057	1057

TABLE A-110. LODGER NON-FAMILY INDIVIDUALS AND FAMILIES BY SIZE AND INCOME RANGE, LIVING IN SHELTER CLASSIFIED AS INADEQUATE BECAUSE OF SHARING ALONE, OR SHARING AND OVERCROWDING, TORONTO CENSUS METROPOLITAN AREA, 1966.

INCOME RANGE	INDIVIDUALS	FAMILIES							GRAND TOTAL
		2 Persons	3 Persons	4 Persons	5 Persons	6 Persons	7 Persons	8-Plus Persons	Total
LOW		11293	7178	3400	795	666	395	232	23959
LOWER MIDDLE		5470	3477	1647	385	323	191	113	11606
UPPER MIDDLE		1546	983	465	109	91	54	32	3280
HIGH		205	129	61	14	12	7	4	432
Total		18514	11767	5573	1303	1092	647	381	39277

TABLE A-111.

LODGER NON-FAMILY INDIVIDUALS AND FAMILIES BY SIZE AND INCOME RANGE,
LIVING IN SHELTER CLASSIFIED AS INADEQUATE BECAUSE OF OVERCROWDING ALONE,
TORONTO CENSUS METROPOLITAN AREA, 1966.

INCOME RANGE	INDIVIDUALS	FAMILIES							GRAND TOTAL
		2 Persons	3 Persons	4 Persons	5 Persons	6 Persons	7 Persons	8-Plus Persons	Total
LOW	6495	100	60	42	22	10	4	5	243
LOWER MIDDLE	3266	50	30	21	11	5	2	2	121
UPPER MIDDLE	1105	17	10	7	4	2	1	1	42
HIGH	144	2	1	1	—	—	—	—	4
Total	11010	169	101	71	37	17	7	8	410

TABLE A-112. HOUSING MARKET MODEL, TORONTO CENSUS METROPOLITAN AREA, 1966.
LOW INCOME INDIVIDUALS AND FAMILIES BY SIZE, BY RELATIONSHIP OF SHELTER COST TO INCOME AND BY ADEQUACY OF SHELTER.

SIZE	COST WITHIN OR BEYOND INCOME	ALL SHELTER UNITS	ADEQUATE				ALL INADEQUATE UNITS				IN ADEQUATE				QUALITY OF SHELTER UNITS			
			TOTAL	Condition Alone or Condition and Overcrowding	Condition and Sharing or Condition, Sharing and Overcrowding	Sharing Alone or Sharing and Overcrowding	TOTAL	Condition Alone or Condition and Overcrowding	Condition and Sharing or Condition, Sharing and Overcrowding	Sharing Alone or Sharing and Overcrowding	TOTAL	Condition Alone or Condition and Overcrowding	Condition and Sharing or Condition, Sharing and Overcrowding	Sharing Alone or Sharing and Overcrowding	TOTAL	Condition Alone or Condition and Overcrowding	Condition and Sharing or Condition, Sharing and Overcrowding	Sharing Alone or Sharing and Overcrowding
Non-Family Individuals	Within	10715	9910	1405	235	1170	31	20	1182	27	1182	110	1182	1000	1374	215	1243	1159
	Remainder	87038	79712	7326	1643	5683	1000	653	7879	179	7879	736	7879	6666	6326	990	10090	5336
	- Between	10014	9174	840	188	652	113	74	1426	32	1426	133	1426	1206	727	114	1621	613
	- Beyond	77024	70538	6486	1455	5031	887	579	6453	147	6453	603	6453	5454	5599	876	8429	4723
	Total	97753	89022	8731	1878	6853	1031	673	9061	206	9061	846	9061	7660	7700	1205	11293	6495
Two-person families	Within	2569	49	2520	121	66	1182	110	1182	27	1182	110	1182	1000	1338	11	1243	21
	Remainder	19963	1672	18291	778	383	7879	736	7879	179	7879	736	7879	6666	10412	42	10090	79
	- Between	3616	504	3112	140	69	1426	133	1426	32	1426	133	1426	1206	1686	7	1621	14
	- Beyond	16347	1168	15179	636	314	6453	603	6453	147	6453	603	6453	5454	8726	35	8429	65
	Total	22552	1721	20831	899	449	9061	846	9061	206	9061	846	9061	7660	11750	53	11293	100
Three-person families	Within	14396	9502	4894	176	154	1642	162	1642	35	1642	162	1642	1318	3252	14	3127	27
	Remainder	23693	15055	8638	455	376	4427	437	4427	96	4427	437	4427	3551	4211	18	4051	33
	- Between	15016	10307	4709	213	179	2040	201	2040	44	2040	201	2040	1637	2669	12	2567	21
	- Beyond	8677	4748	3929	242	197	2387	236	2387	52	2387	236	2387	1914	1542	6	1484	12
	Total	38089	24557	13532	631	530	6069	599	6069	131	6069	599	6069	4869	7463	32	7178	60
Four-person families	Within	11405	8826	2579	173	402	1170	164	1170	16	1170	164	1170	604	1409	9	1348	16
	Remainder	26103	20661	5442	474	1112	3295	461	3295	46	3295	461	3295	1702	4247	13	4051	26
	- Between	14116	11172	2944	257	602	1783	250	1783	21	1783	250	1783	920	1161	7	1110	14
	- Beyond	11987	9489	2498	217	510	1512	211	1512	21	1512	211	1512	782	986	6	942	12
	Total	37508	29487	8021	647	1514	4465	625	4465	62	4465	625	4465	2306	3556	22	3400	42
Five-person families	Within	4881	3762	1115	81	622	818	77	818	3	818	77	818	124	297	4	278	8
	Remainder	14373	11088	3285	264	2062	2732	256	2732	12	2732	256	2732	416	553	8	517	14
	- Between	8939	6939	165	165	1291	1709	160	1709	7	1709	160	1709	260	346	3	323	9
	- Beyond	5379	4149	1230	99	771	1023	96	1023	5	1023	96	1023	156	207	5	194	5
	Total	19254	14854	4400	345	2684	3550	333	3550	15	3550	333	3550	540	850	12	795	22
Six-person families	Within	1472	673	799	27	484	602	26	602	2	602	26	602	93	197	1	188	3
	Remainder	7801	4970	2831	106	837	2329	102	2329	10	2329	102	2329	359	502	4	478	7
	- Between	3829	2440	1389	52	916	1143	50	1143	5	1143	50	1143	176	246	2	234	4
	- Beyond	3972	2530	1442	54	949	1186	52	1186	5	1186	52	1186	183	256	2	244	3
	Total	9273	5643	3630	133	2349	2931	128	2931	12	2931	128	2931	452	699	5	666	10
Seven-person families	Within	948	132	816	12	578	655	11	655	2	655	11	655	66	161	1	154	2
	Remainder	2552	315	2237	34	1748	1906	32	1906	3	1906	32	1906	202	251	1	241	2
	- Between	1362	166	1196	19	933	1061	18	1061	3	1061	18	1061	108	135	1	129	1
	- Beyond	1190	149	1041	15	815	925	15	925	2	925	15	925	94	116	1	112	1
	Total	3500	447	3053	46	2326	2641	44	2641	7	2641	44	2641	268	412	2	395	4
Eight-plus person families	Within	1013	57	956	12	807	875	11	875	2	875	11	875	57	81	1	76	2
	Remainder	1346	49	1297	20	1014	1133	19	1133	2	1133	19	1133	101	164	1	156	3
	- Between	710	21	689	11	540	602	10	602	1	602	10	602	53	87	1	82	2
	- Beyond	636	28	608	9	474	531	9	531	1	531	9	531	48	77	1	74	1
	Total	2359	106	2253	32	1821	2008	30	2008	4	2008	30	2008	158	245	2	232	5
Family Totals	Within	36684	23005	13679	602	3113	6944	561	6944	87	6944	561	6944	3262	6735	41	6414	79
	Remainder	95811	53810	42021	2131	8560	23781	2044	23781	350	23781	2044	23781	12921	18240	87	17545	164
	- Between	47643	31549	16094	857	4530	9764	822	9764	117	9764	822	9764	4360	6330	35	6066	65
	- Beyond	48188	22261	25927	1274	4030	14017	1222	14017	437	14017	1222	14017	8631	11910	52	11479	99
	Total	132515	76815	55700	2733	11673	30725	2605	30725	437	30725	2605	30725	16253	24975	128	23959	243
TOTAL	Within	47399	32315	15084	837	4283	6975	581	6975	87	6975	581	6975	3262	8105	256	6414	1238
	Remainder	182869	133522	49347	3774	14243	24781	2697	24781	350	24781	2697	24781	12921	24566	1077	17545	5500
	- Between	57657	40723	16934	1045	5182	9877	848	9877	117	9877	848	9877	4360	7057	149	6066	678
	- Beyond	125212	82799	32413	2729	9061	14901	1801	14901	233	14901	1801	14901	8631	17509	928	11479	4822
	Total	230268	169837	64431	4611	18526	31756	3278	31756	437	31756	3278	31756	16253	32675	1333	23959	6738

TABLE A-113. HOUSING MARKET MODEL, TORONTO CENSUS METROPOLITAN AREA, 1966.
LOWER MIDDLE INCOME INDIVIDUALS AND FAMILIES BY SIZE, BY RELATIONSHIP OF SHELTER COST TO INCOME AND BY ADEQUACY OF SHELTER.

SIZE	COST WITHIN OR BEYOND INCOME	ALL SHELTER UNITS	QUALITY OF SHELTER UNITS IN ADEQUATE										LODGER OCCUPIED UNITS									
			ALL INADEQUATE UNITS					OWNER AND TENANT OCCUPIED UNITS					Condition Alone or Condition and Overcrowding					Condition Alone or Condition and Overcrowding				
			ADAPTABLE	Condition Alone or Condition and Overcrowding	Sharing Alone or Sharing and Overcrowding	Overcrowding Alone	TOTAL	Condition Alone or Condition and Overcrowding	Sharing Alone or Sharing and Overcrowding	Overcrowding Alone	TOTAL	Condition Alone or Condition and Overcrowding	Sharing Alone or Sharing and Overcrowding	Overcrowding Alone	TOTAL	Condition Alone or Condition and Overcrowding	Sharing Alone or Sharing and Overcrowding	Overcrowding Alone	TOTAL	Condition Alone or Condition and Overcrowding	Sharing Alone or Sharing and Overcrowding	Overcrowding Alone
Non-Family Individuals	Within	26676	22761	3915	720	3195	340	207			133	3575	513		3575	513			3575	513		3062
	Remainder	26556	25805	753	348	405	213	130			201	238	34		238	34			238	34		204
	- Between	10994	10683	311	144	167	213	130			83	141	14		141	14			141	14		84
	- Beyond	15564	15122	204	204	238	302	184			118	140	20		140	20			140	20		120
	Total	53234	48566	1068		3600	855	521			334	3813	547		3813	547			3813	547		3266
Two-person families	Within	23778	13429	10349	448	254	4844	425			211	5505	23		5505	23			5505	23		48
	Remainder	21806	21894	2812	232	116	2625	231			114	187	1		187	1			187	1		2
	- Between	16469	14347	2122	175	87	1961	174			86	141	1		141	1			141	1		1
	- Beyond	5337	4647	690	57	29	644	57			28	46			46				46			1
	Total	45584	32423	13161	680	375	7469	656			325	5692	24		5692	24			5692	24		50
Three-person families	Within	27994	19852	8142	433	191	4528	418			397	3614	15		3614	15			3614	15		30
	Remainder	6018	5519	499	46	41	498	46			41	1			1				1			1
	- Between	5188	4751	437	40	40	436	40			40	1			1				1			1
	- Beyond	830	768	62	6	1	62	6			1	438			438				438			30
	Total	34012	25371	8641	479	468	5026	464			108	4016			4016				4016			30
Four-person families	Within	31739	26747	4992	426	88	3270	416			1177	1722	10		1722	10			1722	10		21
	Remainder	12378	11840	538	68	7	269	68			194	269			269				269			21
	- Between	10331	9882	449	57	194	449	57			162	224			224				224			21
	- Beyond	2047	1958	89	11	32	89	11			32	1371			1371				1371			21
	Total	44117	38587	5530	494	1392	3808	484			51	1902			1902				1902			21
Five-person families	Within	20746	17779	2967	239	21	2556	234			1908	411	5		411	5			411	5		11
	Remainder	5928	5662	266	24	1	266	24			199	199			199				199			5
	- Between	5134	4904	230	21	1	230	21			172	36			36				36			5
	- Beyond	794	758	36	3	27	61	3			27	2107			2107				2107			11
	Total	26674	23441	3233	263	22	2822	258			12	445			445				445			11
Six-person families	Within	7257	4628	2629	88	17	2290	86			1875	339	2		339	2			339	2		5
	Remainder	4875	4506	369	13	2	369	13			302	302			302				302			5
	- Between	4074	3766	308	12	1	308	12			252	43			43				43			5
	- Beyond	801	740	61	1	9	61	1			50	9			9				9			5
	Total	12132	9134	2998	101	19	2659	99			2177	373			373				373			5
Seven-person families	Within	3788	1468	2320	31	10	2121	30			1893	199	1		199	1			199	1		2
	Remainder	1394	1090	304	4	1	304	4			271	271			271				271			2
	- Between	1191	930	261	4	1	261	4			232	232			232				232			2
	- Beyond	203	160	43	1	9	43	1			39	39			39				39			2
	Total	5182	2558	2624	35	11	2425	34			2164	199	1		199	1			199	1		2
Eight-plus person families	Within	3115	958	2157	22	6	2038	21			1895	119	1		119	1			119	1		2
	Remainder	703	520	183	2	1	183	2			169	169			169				169			2
	- Between	598	443	155	2	1	155	2			143	9			9				9			2
	- Beyond	105	77	28	2	2	28	2			26	2			2				2			2
	Total	3818	1476	2340	24	7	2221	23			2064	119	1		119	1			119	1		2
Family Totals	Within	118417	84861	33556	1687	587	21647	1630			9356	11909	57		11909	57			11909	57		119
	Remainder	53102	48131	4971	389	86	4783	388			1290	188	1		188	1			188	1		2
	- Between	42985	39023	3962	311	68	3820	310			1087	142	1		142	1			142	1		1
	- Beyond	10117	9108	1009	78	18	963	78			203	46			46				46			1
	Total	171519	132992	38527	2076	673	26430	2018			10846	12097	58		12097	58			12097	58		121
TOTAL	Within	145093	107622	37471	2407	587	21807	1837			9489	15484	570		15484	570			15484	570		3181
	Remainder	79660	73936	5724	737	86	5298	702			1491	426	4		426	4			426	4		206
	- Between	53979	49706	4273	455	68	4033	440			1170	240	3		240	3			240	3		85
	- Beyond	25681	24230	282	1451	18	1265	262			321	186	20		186	20			186	20		121
	Total	224753	181558	43195	3144	673	27285	2539			10980	15910	605		15910	605			15910	605		3387

TABLE A-115. HOUSING MARKET MODEL, TORONTO CENSUS METROPOLITAN AREA, 1966.
HIGH INCOME INDIVIDUALS AND FAMILIES BY SIZE, BY RELATIONSHIP OF SHELTER COST TO INCOME AND BY ADEQUACY OF SHELTER.

SIZE	COST WITHIN OR BEYOND INCOME	ALL SHELTER UNITS	QUALITY OF SHELTER UNITS									
			ADEQUATE					ALL INADEQUATE UNITS				
			TOTAL	Condition Alone or Condition and Overcrowding	Condition and Sharing or Condition, Sharing and Overcrowding	Sharing Alone or Sharing and Overcrowding	Overcrowding Alone	TOTAL	Condition Alone or Condition and Overcrowding	Condition and Sharing or Condition, Sharing and Overcrowding	Sharing Alone or Sharing and Overcrowding	Overcrowding Alone
Non-Family Individuals	Within	32595	181	4			177	37	4			33
	Remainder	3220	7	1			6	7	1			6
	- Between	2841	6	1			5	6	1			5
	- Beyond	379	1	1			1	1	1			1
	Total	35815	188	5			183	44	5			39
Two-person families	Within	47699	916	4			39	703	4			37
	Remainder	974	8	1		23	1	8	1		17	5
	- Between	974	8	1		1	1	8	1		1	5
	- Beyond											
	Total	48673	924	5		24	40	711	5		18	38
Three-person families	Within	24453	613	4		15	52	479	4			51
	Remainder	132										
	- Between	132										
	- Beyond											
	Total	24585	613	4		15	52	479	4			51
Four-person families	Within	21558	428	4		7	160	364	4			159
	Remainder											
	- Between											
	- Beyond											
	Total	21558	428	4		7	160	364	4			159
Five-person families	Within	21558	428	4		7	160	364	4			159
	Remainder											
	- Between											
	- Beyond											
	Total	21558	428	4		7	160	364	4			159
Six-person families	Within	12923	307	2		1	244	293	2			244
	Remainder											
	- Between											
	- Beyond											
	Total	12923	307	2		1	244	293	2			244
Seven-person families	Within	4777	303	1		1	251	291	1			251
	Remainder											
	- Between											
	- Beyond											
	Total	4777	303	1		1	251	291	1			251
Eight-plus person families	Within	1629	281	1		1	250	274	1			250
	Remainder											
	- Between											
	- Beyond											
	Total	1629	281	1		1	250	274	1			250
Family Totals	Within	113930	3104	15		48	1235	2656	15			1231
	Remainder	1106	8	1		1	1	8	1			1
	- Between	1106	8	1		1	1	8	1			1
	- Beyond											
	Total	115036	3112	16		49	1236	2664	16			1232
TOTAL	Within	146525	3285	19		48	1412	2693	19			1264
	Remainder	4326	15	2		1	7	15	2			7
	- Between	3947	14	2		1	6	14	2			6
	- Beyond	379	1				1	1				1
	Total	150851	3300	21		49	1419	2708	21			1271

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TABLE A-117. POPULATION, DWELLINGS, LODGINGS AND SHELTER UNITS IN THE STUDY AREA,
1966 ACTUAL AND FORECAST FOR 1971 AND 1981.

	1966		1971 M.T.P.A.	1981 M.T.P.A.	1966-1981 M.T.P.A. Net Increase or Decrease	
	C.M.A.	M.T.P.A.			Total	Average Annual
Total Population (including Institutional)	2,158,496	2,100,370	2,361,700	3,002,300	901,930	60,129
Total Population (in Households)	2,117,035	2,059,653	2,297,740	2,933,900	874,247	58,283
Family Population	1,879,856	1,826,038	2,041,143	2,644,180	818,142	54,543
Non-Family Population	237,179	233,615	256,597	289,720	56,105	3,740
Total Occupied Dwelling Units (Households)	586,581	572,519	655,000	940,000	367,481	24,499
Family Households	494,406	481,675	540,000	770,000	288,325	19,222
Non-Family Households	92,175	90,844	115,000	170,000	79,156	5,277
Total Lodgings (in Households)	185,332	182,747	198,597	119,720	-63,027	-4,202
Lodging Individuals	138,598	136,364	141,597	119,720	-16,644	-1,110
Lodging Families	46,734	46,383	57,000		-46,383	-3,092
Total Shelter Units (Households plus Lodgings)	771,913	755,266	853,597	1,059,720	304,454	20,297
Estimated Dwelling Vacancy Rate	2%	2%	3%	4%		
Estimated Number of Vacant Dwellings	11,971	11,684	20,258	39,167	27,483	1,832
Estimated Total Dwelling Stock	598,552	584,203	675,258	979,167	394,964	26,331
Persons Per Occupied Dwelling	3.61	3.60	3.51	3.12		

TABLE 118. ALL NON-FAMILY INDIVIDUALS AND FAMILIES BY SIZE,
BY TOTAL INCOME, METROPOLITAN TORONTO PLANNING AREA, 1981.

<u>INCOME</u>	<u>INDIVIDUALS</u>	<u>FAMILIES</u>								<u>GRAND TOTAL</u>
		<u>2 Persons</u>	<u>3 Persons</u>	<u>4 Persons</u>	<u>5 Persons</u>	<u>6 Persons</u>	<u>7 Persons</u>	<u>8-Plus Persons</u>	<u>Total</u>	
No Income	4090	146	3						149	4239
Under 1000	17369	923	347	218	126	66	23	3	1706	19075
1000 - 1999	17801	2590	167	353	158	90	31	4	3393	21194
2000 - 2999	25531	4354	1761	1224	614	303	109	15	8380	33911
3000 - 3999	24738	5742	3045	2497	1288	596	213	31	13412	38150
4000 - 4999	37812	9422	9599	9079	4099	2210	788	112	35309	73121
5000 - 5999	42201	22995	16302	18143	10863	5210	1676	239	75428	117629
6000 - 6999	35410	43525	27382	25306	15616	6816	2436	348	121429	156839
7000 - 7999	27534	54591	38275	31262	16284	7914	2830	403	151559	179093
8000 - 9999	26491	55601	38060	39475	19397	7702	3521	502	164258	190749
10000 - 14999	22479	36088	26478	30593	20140	7661	2368	434	123762	146241
15000 plus	8264	19663	13371	16640	13055	6092	2175	219	71215	79479
Total	289720	255640	174790	174790	101640	44660	16170	2310	770000	1059720

TABLE A-119. NON-FAMILY INDIVIDUALS AND FAMILIES BY SIZE, ABLE TO FIND ADEQUATE ACCOMODATION WITHIN THEIR INCOMES IN THE SURVIVING 1966 HOUSING STOCK, BY GROSS SHELTER COST, METROPOLITAN TORONTO PLANNING AREA, 1981.

Monthly Shelter Cost 1966 \$	INDIVIDUALS	FAMILIES								GRAND TOTAL
		2 Persons	3 Persons	4 Persons	5 Persons	6 Persons	7 Persons	8-Plus Persons	Total	
No Cost	11414	1019	450	502	296	166	71	10	2514	13928
Under 20	2496	42	19						61	2557
20-29	15242	418	19	11	13				461	15703
30-39	35996	5721	220	21				3	5969	41965
40-49	20874	6436	2127	1475	901	1086	4	12	12043	32917
50-59	18280	6725	6996	1452	850	222	2220	21	18486	36766
60-69	13339	5532	2032	3604	806	251	112	176	12513	25852
70-79	5530	6012	3948	3920	4711	241	140	33	19005	24535
80-89	5839	7488	4982	6934	4132	399	158	34	24127	29966
90-99	7744	8864	3909	9009	1033	501	187	599	24102	31846
100-109	9339	12023	8134	7732	2299	1150	885	49	32272	41611
110-119	5093	15533	6965	8497	2569	773	323	68	34728	39821
120-129	4623	9089	12551	9392	9397	3883	177	39	44528	49151
130-149	9119	21277	16152	21240	12484	5039	2081	116	78389	87508
150-174	2719	17328	15157	10908	12856	1722	1153	48	59182	61901
175-199	9028	9914	5672	11172	5265	5304	1301	139	38768	47796
200-249	6256	6939	3956	8005	3257	3587	891	93	26728	32984
250 plus	4040	4404	2520	5334	2116	2423	589	59	17145	21485
Total	186971	144764	95809	109208	62986	26747	10308	1499	451321	638292

TABLE A-120.

REQUIRED COST DISTRIBUTION OF ALL 1981 SHELTER UNITS, FORECAST COST
DISTRIBUTION OF SURVIVING 1966 SHELTER UNITS, AND RESULTING 1966-1981
CONSTRUCTION REQUIREMENT, METROPOLITAN TORONTO PLANNING AREA.

Monthly Shelter Cost 1966 \$	Total Units Required in 1981	1966 Units Surviving in 1981	Required New Construction 1966-1981
No Cost	18418	13928	4490
Under 20	22882	2557	20325
20-29	30308	15703	15105
30-39	56655	41965	14690
40-49	50902	32917	17985
50-59	57423	36766	20657
60-69	48160	25852	22308
70-79	37789	24535	13254
80-89	44098	29966	14132
90-99	45529	31846	13683
100-109	60651	41611	19040
110-119	70879	39821	31058
120-129	85783	49151	36632
130-149	114690	87508	27182
150-174	73300	61901	11399
175-199	92983	47796	45187
200-249	49189	32984	16205
250 plus	99581	21485	78096
Total	1059720	638292	421428

TABLE A-121. REQUIRED COST DISTRIBUTION OF NEW SHELTER UNITS 1966-1981,
FOR OWNERS AND TENANTS AND FOR LODGERS, METROPOLITAN
TORONTO PLANNING AREA.

Monthly Shelter Cost 1966 \$	Required New Shelter Units 1966-1981	For Owners and Tenants	For Lodgers
No Cost	4490	1808	2682
Under 20	20325	19726	599
20-29	15105	12088	3017
30-39	14690	6477	8213
40-49	17985	13364	4621
50-59	20657	17566	3091
60-69	22308	21135	1173
70-79	13254	12871	383
80-89	14132	13964	168
90-99	13683	13683	
100-109	19040	19040	
110-119	31058	31058	
120-129	36632	36632	
130-149	27182	27182	
150-174	11399	11399	
175-199	45187	45187	
200-249	16205	16205	
250 plus	78096	78096	
Total	421428	397481	23947

TABLE A-122

NON-FAMILY INDIVIDUALS AND FAMILIES BY SIZE, REQUIRING ADEQUATE ACCOMMODATION
WITHIN THEIR INCOMES IN NEW HOUSING BUILT BETWEEN 1966 AND 1981, BY GROSS
SHELTER COST, METROPOLITAN TORONTO PLANNING AREA, 1981.

Monthly Shelter Cost	FAMILIES										GRAND TOTAL
	INDIVIDUALS	2 Persons	3 Persons	4 Persons	5 Persons	6 Persons	7 Persons	8-Plus Persons	Total		
No Cost	3412	483	238	167	117	49	22	2	1078	4490	
Under 20	19515	526	262	8	14				810	20325	
20-29	14433	642	30						672	15105	
30-39	10521	2725	112	780	552				4169	14690	
40-49	9558	4807	1781	790	541	504		4	8427	17985	
50-59	7146	4295	5020	2510	653	85	942	6	13511	20657	
60-69	6957	7562	3123	2463	1737	210	100	156	15351	22308	
70-79	2162	3834	2828	1772	2494	94	58	12	11092	13254	
80-89	1987	4172	3120	2740	1908	137	57	11	12145	14132	
90-99	2486	4654	2303	3362	446	163	64	205	11197	13683	
100-109	3059	6428	4888	2936	1019	381	314	15	15981	19040	
110-119	2741	13628	6876	5298	1870	422	186	37	28317	31058	
120-129	2414	7726	12012	5678	6630	2055	99	18	34218	36632	
130-149	2026	7706	6581	5464	3751	1133	497	24	25156	27182	
150-174	339	3504	3449	1571	2161	215	155	5	11060	11399	
175-199	6506	11672	7510	9345	5142	3891	1017	104	38681	45187	
200-249	2345	4244	2724	3478	1653	1364	361	36	13860	16205	
250 plus	5142	22268	16124	17220	7966	7210	1990	176	72954	78096	
Total	102749	110876	78981	65582	38654	17913	5862	811	318679	421428	

TABLE A-123.

ALL NON-FAMILY INDIVIDUALS AND FAMILIES BY SIZE, BY GROSS SHELTER
COST WITHIN THEIR INCOME, METROPOLITAN TORONTO PLANNING AREA, 1981.

Monthly Shelter Cost 1966 \$	INDIVIDUALS	FAMILIES								Total	GRAND TOTAL
		2 Persons	3 Persons	4 Persons	5 Persons	6 Persons	7 Persons	8-Plus Persons			
No Cost	14826	1502	688	669	413	215	93	12	3592	18418	
Under 20	22011	568	281	8	14				871	22882	
20-29	29675	1060	49	11	13				1133	30808	
30-39	46517	8446	332	801	552		4	3	10138	56655	
40-49	30432	11243	3908	2265	1442	1590	6	16	20470	50902	
50-59	25426	11020	12016	3962	1503	307	3162	27	31997	57423	
60-69	20296	13094	5155	6067	2543	461	212	332	27864	48160	
70-79	7692	9846	6776	5692	7205	335	198	45	30097	37789	
80-89	7826	11660	8102	9674	6040	536	215	45	36272	44098	
90-99	10230	13518	6212	12371	1479	664	251	804	35299	45529	
100-109	12398	18451	13022	10668	3318	1531	1199	64	48253	60651	
110-119	7834	29161	13841	13795	4439	1195	509	105	63045	70879	
120-129	7037	16815	24563	15070	16027	5938	276	57	78746	85783	
130-149	11145	28983	22733	26704	16235	6172	2578	140	103545	114690	
150-174	3058	20832	18606	12479	15017	1937	1318	53	70242	73300	
175-199	15534	21586	13182	20517	10408	9195	2318	243	77449	92983	
200-249	8601	11183	6680	11483	4910	4951	1252	129	40588	49189	
250 plus	9182	26672	18644	22554	10082	9633	2579	235	90399	99581	
Total	289720	255640	174790	174790	101640	44660	16170	2310	770000	1059720	

TABLE A-124. ALL NON-FAMILY INDIVIDUALS AND FAMILIES BY SIZE,
BY TOTAL INCOME, METROPOLITAN TORONTO PLANNING AREA, 1971.

INCOME	INDIVIDUALS	FAMILIES								GRAND TOTAL
		2 Persons	3 Persons	4 Persons	5 Persons	6 Persons	7 Persons	8-Plus Persons	Total	
No Income	8173	356	7						363	8536
Under 1000	26653	1731	670	418	229	119	40	16	3223	29876
1000 - 1999	26304	4670	311	651	276	154	53	18	6133	32437
2000 - 2999	29186	6072	2538	1748	835	401	141	52	11787	40973
3000 - 3999	27638	7826	4286	3486	1716	771	271	100	18456	46094
4000 - 4999	39372	14210	12938	12132	5220	2738	959	351	48548	87920
5000 - 5999	39190	33469	22587	23357	13328	6218	1968	727	101654	140844
6000 - 6999	21513	34475	25052	20502	12076	5126	1802	665	99698	121211
7000 - 7999	12344	32416	23479	21140	9005	4463	1569	576	92648	104992
8000 - 9999	12071	33020	23351	24011	12526	4167	1955	720	99750	111821
10000 - 14999	10129	20807	15774	18069	11336	4686	1392	606	72670	82799
15000 plus	4024	11540	8108	10005	7481	3395	1193	348	42070	46094
Total	256597	200592	139101	135519	74028	32238	11343	4179	597000	853597

TABLE A-125. OWNER AND TENANT NON-FAMILY INDIVIDUALS AND FAMILIES RESIDING IN SURVIVING 1966 HOUSING STOCK, BY SIZE OF FAMILY, BY GROSS SHELTER COST, METROPOLITAN TORONTO PLANNING AREA, 1971.

Monthly Shelter Cost 1966 \$	INDIVIDUALS	FAMILIES								GRAND TOTAL
		2 Persons	3 Persons	4 Persons	5 Persons	6 Persons	7 Persons	8-Plus Persons	Total	
No Cost	712	1010	467	520	306	172	74	55	2604	3316
Under 20	106	43	20						63	169
20-29	3289	433	19	12	13				477	3766
30-39	3260	5927	228	22				2	6182	9442
40-49	2475	6667	2204	1527	933	1123	3	12	12474	14949
50-59	6141	6882	7241	1505	882	233	2301	106	19150	25291
60-69	8942	5064	2115	3733	835	263	116	851	12977	21919
70-79	4138	6103	4089	4062	4880	252	145	160	19691	23829
80-89	5064	7922	5161	7184	4279	413	164	161	25284	30348
90-99	8019	6852	4049	9333	1070	519	195	2953	24971	32990
100-109	9443	12508	8427	8009	2381	1192	918	229	33664	43107
110-119	5275	15840	7216	8802	2662	801	335	321	35977	41252
120-129	4790	9247	13002	9730	9742	4029	185	193	46128	50918
130-149	10024	21107	16749	21909	12941	5208	2153	562	80629	90653
150-174	2815	17773	15712	11282	13324	1787	1206	226	61310	64125
175-199	9316	9724	5845	11709	5435	5481	1342	662	40198	49514
200-249	6481	6824	4099	8286	3374	3722	923	461	27689	34170
250 plus	4186	4342	2610	5508	2192	2513	610	295	18070	22256
Total	94476	144268	99253	113133	65249	27708	10678	7249	467538	562014

TABLE A-126. REQUIRED COST DISTRIBUTION OF ALL 1971 SHELTER UNITS, FORECAST COST DISTRIBUTION OF SURVIVING 1966 SHELTER UNITS, AND RESULTING 1966-1971 REQUIREMENT OR SURPLUS, METROPOLITAN TORONTO PLANNING AREA, 1971.

Monthly Shelter Cost 1966 \$	Total Units Required in 1971	1966 Units Surviving in 1971	Requirement (-) or Surplus (+)
No Cost.	24654	20135	- 4519
Under 20	34575	3082	-31493
20-29	40251	18994	-21257
30-39	59999	52358	- 7641
40-49	55247	48784	- 6463
50-59	58808	53781	- 5027
60-69	47813	41831	- 5982
70-79	37046	31925	- 5121
80-89	42737	35049	- 7688
90-99	43726	34938	- 8788
100-109	57869	44572	-13297
110-119	64099	42057	-22042
120-129	77573	51400	-26173
130-149	77829	90974	+13145
150-174	49738	64930	+15192
175-199	39861	49514	+ 9653
200-249	17507	34170	+16663
250 plus	24265	22256	- 2009
Total	853597	740750	-167500 + 54653 -112847

A-127. COST DISTRIBUTION OF REQUIRED AND SURPLUS SHELTER UNITS
1966-1971, FOR OWNERS AND TENANTS AND FOR LODGERS,
METROPOLITAN TORONTO PLANNING AREA.

MONTHLY SHELTER COST 1966 \$	Requirement (-) or Surplus (+)	For Owners and Tenants	For Lodgers
No Cost	- 4519	- 2650	- 1869
Under 20	-31493	-31044	- 449
20- 29	-21257	-19565	- 1692
30- 39	- 7641	- 2873	- 4768
40- 49	- 6463	- 2703	- 3760
50- 59	- 5027	- 1861	- 3166
60- 69	- 5982	- 3770	- 2212
70- 79	- 5121	- 4221	- 900
80- 89	- 7688	- 7166	- 522
90- 99	- 8788	- 8571	- 217
100-109	-13297	-13134	- 163
110-119	-22042	-21953	- 89
120-129	-26173	-26119	- 54
130-149	+13145	+13145	
150-174	+15192	+15192	
175-199	+ 9653	+ 9653	
200-249	+16663	+16663	
250 +	- 2009	- 2009	
Total	-167500 + 54653	-147639 + 54653	-19861
	-112847	- 92986	

